

**City Of Santee
Regular Meeting Agenda**

**Santee City Council
Community Development Commission
Santee Public Financing Authority**

**Council / Commission / Authority Chamber
10601 Magnolia Avenue
Santee, CA 92071**

**May 10, 2006
7:00 PM**

(Call meeting to order as City Council/Community Development Commission/Public Financing Authority)

ROLL CALL: Mayor Randy Voepel
Vice Mayor Brian Jones
Council Members Jack Dale, John Minto & Hal Ryan

INVOCATION: Pastor Jay Calisher, Calvary Chapel of Santee

PLEDGE OF ALLEGIANCE:

ADJOURN IN MEMORY: IRMA "RUTH" KENNEL

PROCLAMATION: MAY 10, 2006 – LAW ENFORCEMENT MEMORIAL DAY

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:

1. CONSENT CALENDAR:

Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting. Council Members, staff or public may request specific items be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be presented to the City Clerk before the meeting is called to order. Speakers are limited to 3 minutes.

- (A) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.**
- (B) **Approval of Meeting Minutes:**
 - Santee City Council 4-26-06 Regular Meeting**
 - Community Development Commission 4-26-06 Regular Meeting**
 - Santee Public Financing Authority 4-26-06 Regular Meeting**
- (C) **Approval of Payment of Demands as Presented.**
- (D) **Approval of the Expenditure of \$107,837.71 to Pay for March 2006 Legal Services.**
- (E) **Adoption of Resolution Authorizing a Consultant Design Contract with Psomas for a Fee of Not to Exceed \$935,778 for Phase 2 of Town Center Community Park & Authorizing Staff to Approve Change Orders up to \$93,578.**
- (F) **Adoption of Resolution Awarding a Contract for Consultant Services to D-Max in the amount of \$60,000 for Annual NPDES Dry Weather Testing.**
- (G) **Authorization of a Change Order in the Amount of \$18,000 to the Existing Contract with West Coast Arborists, Inc. for Additional Tree Trimming Services.**
- (H) **Adoption of a Resolution Appropriating Funds from the Unappropriated Balance of the General Fund in the amount of \$69,300 for Traffic Signal and Communication Systems Maintenance Contract with Republic Electric for FY 2005-06.**
- (I) **Adoption of a Resolution Accepting the Construction Contract for Video Image Detection and Monitoring Surveillance System Installation – Federal Aid Project CMLG-5429(005), by Republic Electric Inc., and Authorizing the Director of Finance to Reimburse the STP Local Transnet Fund.**
- (J) **Adoption of Resolution Authorizing the City Manager to Submit a Grant Application for Community Development Block Grant (CDBG) Funds for Fiscal Year 2006-07 & Approval of the One-Year Action Plan.**

2. PUBLIC HEARINGS:

- (A) Continued Public Hearing for Tentative Map (TM05-07) & Conditional Use Permit (P05-05) to Convert the 160 Unit Sunridge Apartment Complex into Condominiums at 8729 Graves Avenue in the Medium-High Density Residential (R-14) Zone. (Applicant M.G. Properties)**

Recommendation:

1. Conduct and Close the Public Hearing, and
2. Adopt two Resolutions Approving Tentative Map TM 05-08 and Conditional Use Permit P 05-06.

3. ORDINANCES (First Reading): None

4. CITY COUNCIL REPORTS: None

5. CONTINUED BUSINESS: None

6. NEW BUSINESS: None

7. COMMUNICATION FROM THE PUBLIC:

Each person wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the Agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda.

8. CITY MANAGER REPORTS:

9. COMMUNITY DEVELOPMENT COMMISSION:

(Note: Minutes appear as Item 1B)

A. CLOSED SESSION: CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Gov. Code section 54956.8)

Property: 9305 Mission Gorge, Santee, California, Assessor Parcel
Numbers 383-124-39 and 383-124-41

Agency Negotiator: Executive Director

Negotiating Party: Ghazwan Kalasho and Sana Kalasho.

Under Negotiation: Price and Terms of Payment

10. SANTEE PUBLIC FINANCING AUTHORITY:

(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS:

12. CLOSED SESSION: (Also See Item 9A above)

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Gov. Code section 54956.8)

Property:

9311 - 9325 Mission Gorge Rd, APN# 383-124-43

9333 Mission Gorge Road, APN # 383-124-42

9337 Mission Gorge Road, APN# 383-124-44

9343 - 9349 Mission Gorge Road, APN# 383-124-45

9351 - 9355 Mission Gorge Road, APN# 384-320-01 & 384-320-02

9365 Mission Gorge Road, APN# 384-320-03

9369, 9389 Mission Gorge Road, APN# 384-320-10

9389 Mission Gorge Road, APN# 384-320-11

Agency Negotiator: City Manager

Negotiating Party: Sudberry Properties, Inc.

Under Negotiation: Price and Terms of Payment

13. ADJOURNMENT:



May	10	City Council/CDC/SPFA Meeting	Chamber
May	24	City Council/CDC/SPFA Meeting	Chamber
May	25	Santee Human Relations Advisory Board	Chamber Conf Room
Jun	1	Santee Park and Recreation Committee	Building 6 Conf Room
Jun	14	City Council/CDC/SPFA Meeting	Chamber
Jun	15	S.M.H.F.P. Commission	Chamber
Jun	28	City Council/CDC/SPFA Meeting	Chamber
Jun	5	Santee Community Oriented Policing Committee	Chamber Conf Room

The Santee City Council welcomes you and encourages your continued interest and involvement in the City's decision-making process.

For your convenience, a complete Agenda Packet is available for public review at the Santee Library, City Hall and on the City's website at www.ci.santee.ca.us.

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.

State of California }
 County of San Diego } ss.
 City of Santee }

AFFIDAVIT OF POSTING AGENDA

I, Linda A. Troyan, MMC, City Clerk of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with Resolution 61-2003 on May 5, 2006 at 4:30 p.m.

 Signature

5/10/06
 Date

MEETING DATE May 10, 2006

AGENDA ITEM NO. ADJ

ITEM TITLE ADJOURNMENT IN MEMORY: IRMA RUTH KENNEL

DIRECTOR/DEPARTMENT Randy Voepel, Mayor

SUMMARY

Retired Senior Account Clerk Ruth Kennel passed away on April 23 after a four year battle with Myelodysplastic Syndrome (or "MDS"). Ruth retired from Santee on June 8, 2002, after 18 years of exceptional service and commitment to the City of Santee's Finance Department.

Ruth began her employment with the City of Santee on June 1, 1984 as an Account Clerk in the Finance Department, and was promoted to Senior Account Clerk on August 1, 1988.

Ruth took great pride in her work, providing exceptional service to City staff and members of the public. She was committed to the City and cheerfully and successfully adapted to the ever-changing responsibilities in the areas of payroll, accounts payable, business licenses and general accounting duties.

Ruth's passions in life included spending quality time with her family, especially her grandchild, and attending Padre games as their #1 fan. Her wit and dry sense of humor will be greatly missed by all who knew her.

Ruth is survived by her devoted husband David Kennel, three children Ronald Anthony Bryan, Kenneth Bryan, and Delores Perley; grandson Curtis Northum; sisters Margaret Shanney, and Alice Brown; and brother Chester Turley.

FINANCIAL STATEMENT N/A

RECOMMENDATION N/A

ATTACHMENTS (Listed Below)

Adjournment Certificate.

In Deepest Sympathy

*The Santee City Council This Day Adjourned
In Memory of*

RUTH KENNEL

May 10, 2006

Mayor Randy Voepel

Vice Mayor Brian W. Jones

Council Member Jack E. Dale

Council Member Hal Ryan

Council Member John W. Minto

MEETING DATE

May 10, 2006

AGENDA ITEM NO. PROC**ITEM TITLE****PROCLAMATION: MAY 10, 2006 – LAW ENFORCEMENT MEMORIAL DAY****DIRECTOR/DEPARTMENT**

Randy Voepel, Mayor

SUMMARY

May 10, 2006 is designated as Law Enforcement Memorial Day in the City of Santee to recognize the men and women of law enforcement who have made the ultimate sacrifice defending the citizens of the communities they serve.

This special observance provides an opportunity for the community to acknowledge and commend the men and women who have dedicated their lives and efforts to safeguarding public safety.

Council Member John Minto will read the proclamation that was presented at the Law Enforcement Memorial Ceremony held earlier today.

FINANCIAL STATEMENT N/A**RECOMMENDATION** N/A**ATTACHMENTS (Listed Below)**

Proclamation.

City of Santee, California

Proclamation

WHEREAS, our law enforcement officers are the guardians of life and property, defenders of the individual right to be free, warriors in the battle against crime, dedicated to the preservation of life and property; and

WHEREAS, the dedicated men and women who have chosen law enforcement as a career face extraordinary risk and danger in preserving our freedom and security; and

WHEREAS, it is appropriate to remind all citizens throughout the nation of the debt we owe to those courageous service personnel who gave their lives to secure the peace and freedom that we all enjoy; and

WHEREAS, special tribute should be paid to those who continue the hazardous work, serious responsibilities and strong commitment of our nation's peace officers.

NOW, THEREFORE, I, Randy Voepel, Mayor of the City of Santee, on behalf of the City Council, do hereby proclaim Wednesday, May 10, 2006 as

"LAW ENFORCEMENT MEMORIAL DAY"

in the City of Santee, recognizing and remembering present and former law enforcement officers and encouraging our citizens to pay special tribute through participation in memorial observances in honor of their bravery and patriotism.

IN WITNESS WHEREOF, I have hereunto set my hand this tenth day of May, two thousand-six, and have caused the Official Seal of the City of Santee to be affixed.

Mayor Randy Voepel

MEETING DATE: May 10, 2006

AGENDA ITEM NO. 1B

ITEM TITLE APPROVAL OF MEETING MINUTES: SANTEE CITY COUNCIL,
COMMUNITY DEVELOPMENT COMMISSION AND SANTEE PUBLIC
FINANCING AUTHORITY REGULAR MEETING OF APRIL 26, 2006.

DIRECTOR/DEPARTMENT Linda A. Troyan, MMC, City Clerk

SUMMARY

Submitted for your consideration and approval are the minutes of the above meetings.

FINANCIAL STATEMENT N/A

RECOMMENDATION

Approve Minutes

ATTACHMENTS (Listed Below)

Minutes

Minutes

**Santee City Council
Community Development Commission
Santee Public Financing Authority**

Draft

**Council Chambers
10601 Magnolia Avenue
Santee, California**

April 26, 2006

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 7:02 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel, Vice Mayor/Vice Chairperson/Vice Chair Brian W. Jones and Council/Commission/Authority Members Jack E. Dale, John W. Minto and Hal Ryan.

Staff present were: City Manager/Executive Director/Secretary Keith Till, Deputy City Manager/Director of Development Services Doug Williford, City/Commission/Authority Attorney Shawn Hagerty, Finance Manager Brian Seinturier, Director of Community Services John Coates, Director of Fire and Life Safety Bob Pfohl, Director of Human Resources Jodene Dunphy, Assistant to the Executive Director Pamela White, City Engineer Cary Stewart, City Planner Melanie Kush, Santee Sheriff's Station Captain Greg Reynolds, City Clerk/City Commission Secretary Linda Troyan, and Deputy City Clerk/Deputy City Commission Secretary Patsy Bell.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/Executive Director/Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/Deputy Commission Secretary.)

The **INVOCATION** was given by Pastor Rick Schowalter of Carlton Hills Evangelical Lutheran Church and the **PLEDGE OF ALLEGIANCE** was led by former Santee City Manager George Tockstein.

ADJOURN IN MEMORY: TAYLOR L. STEVENS

Mayor Voepel presented the certificate to Taylor L. Stevens Jr.

PROCLAMATION: MUNICIPAL CLERKS WEEK – APRIL 30 – MAY 6, 2006

Mayor Voepel acknowledged City Clerk Troyan for obtaining the designation of "Master Municipal Clerk" and Patsy Bell for obtaining the designation of "Certified Municipal Clerk" through the International Institute of Municipal Clerks. He thanked the City Clerk staff for their continued education in the City Clerk profession and maintaining a high professional standard in the office.

PROCLAMATION: VOLUNTEER RECOGNITION MONTH & SANTEE VOLUNTEER APPRECIATION DAY ON APRIL 27, 2006

Mayor Voepel presented the Proclamation to Director of Community Services Coates and thanked the many volunteers who donated numerous hours to the City during the past year.

Added Item

PROCLAMATION: RETIREMENT OF CARY STEWART, CITY ENGINEER

Mayor Voepel presented the Proclamation to Cary Stewart and thanked him for his 20 years of outstanding service to the City and community.

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:

1. CONSENT CALENDAR:

- (A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.
- (B) Approval of Meeting Minutes:
Santee City Council 4-12-06 Regular Meeting
Community Development Commission 4-12-06 Regular Meeting
Santee Public Financing Authority 4-12-06 Regular Meeting
- (C) Approval of Payment of Demands as Presented.
- (D) Adoption of a Resolution Approving the Final Map for Aubrey Glen Townhomes Located at 7665 Mission Gorge Road. (TM2005-01) ([Reso 25-2006](#))
- (E) Adoption of a Resolution Accepting Construction Contract for Cuyamaca Street Improvements. (CIP2000-04) ([Reso 26-2006](#))
- (F) Second Reading and Adoption of an Ordinance Regarding the Zone Reclassification R05-03 For the Mission View Estates Residential Subdivision Located on a 42.6 Acre Site on the West Side of the 7800 Block of Rancho Fanita Drive. ([ORD 456](#))

ACTION: On motion of Council Member Minto, seconded by Vice Mayor Jones, the Agenda and Consent Calendar were approved as presented with all voting aye.

2. PUBLIC HEARINGS:

- (A) Public Hearing for Conditional Use Permit P06-01 to Locate an Adult Day Care Center Use within a 3,654 Sq. Ft. Portion of an Existing 7,590 Sq. Ft. Church Building at 10920 Summit Avenue, north of Princess Joann Road, in the R1-A Zone. (Adult Protective Services) ([Reso 27-2006](#))

The Public Hearing was opened at 7:16 p.m. City Planner Kush presented the staff report and answered Council's questions.

PUBLIC SPEAKERS in Support were Susan Heavilin, Donna Lewis and Greg Abell. Mr. Abell expressed concerns with the safety of the private street near the project and stated he is willing to help improve it; including contacting the other property owners whose property fronts the street.

ACTION: On motion of Council Member Dale, seconded by Vice Mayor Jones, the Public hearing was Closed at 7:36 pm., the Negative Declaration (AEIS06-09) was approved as complete and in compliance with the provisions of CEQA and the Resolution approving Conditional Use Permit P06-01 was adopted with all voting aye.

3. ORDINANCES (First Reading):

- (A) First Reading of an Ordinance Amending Title 15 of the Municipal Code to Adopt the 2000 Uniform Fire Code and the California Amendments thereto Prescribing Regulations Governing Conditions Hazardous to Life and Property From Fire, Hazardous Materials or Explosion, and Providing for the Issuance of Permits for Hazardous Uses or Operations.**

Director of Fire and Life Safety Pfohl presented the staff report and answered Council's questions.

ACTION: On motion of Vice Mayor Jones, seconded by Council Member Minto, the Ordinance was approved for First Reading and the Public Hearing and Second Reading were set for May 24, 2006 with all voting aye.

4. CITY COUNCIL REPORTS: None

5. CONTINUED BUSINESS: None

6. NEW BUSINESS: None

7. COMMUNICATION FROM THE PUBLIC:

- (A)** Michael Hitchrick expressed concerns with parking in his neighborhood and asked about the street sweeping program.
- (B)** Patrick Bennet spoke of his desire to open a tattoo parlor in Santee and asked about the possibility of changing Santee's code that restricts this type of business.

8. **CITY MANAGER REPORTS:** None

9. **COMMUNITY DEVELOPMENT COMMISSION:**
(Note: Minutes appear as Item 1B)

10. **SANTEE PUBLIC FINANCING AUTHORITY:**
(Note: Minutes appear as Item 1B)

11. **CITY ATTORNEY REPORTS:** None

12. **CLOSED SESSION:** None

13. **ADJOURNMENT:** There being no further business, the meeting was adjourned at 7:55 p.m. in Memory of Taylor L. Stevens

Date Approved:

Linda A. Troyan, Commission Secretary
and for Authority Secretary Keith Till

MEETING DATE

May 10, 2006

AGENDA ITEM NO. 1C**ITEM TITLE** PAYMENT OF DEMANDS**DIRECTOR/DEPARTMENT**

Tim K. McDermott/Finance

SUMMARY

A listing of checks that have been disbursed since the last Council meeting is submitted herewith for approval by the City Council.

FINANCIAL STATEMENT

Adequate budgeted funds are available for the payment of demands per the attached listing.

RECOMMENDATION

Approval of the payment of demands as presented.

ATTACHMENTS (Listed Below)

- 1) Payment of Demands-Summary of Checks Issued
- 2) Disbursement Journal

Payment of Demands
Summary of Checks Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
04/19/06	Accounts Payable	\$1,098,210.21
04/26/06	Accounts Payable	339,288.90
04/27/06	Payroll	<u>409,485.79</u>
	TOTAL	<u><u>\$1,846,984.90</u></u>

I hereby certify to the best of my knowledge and belief that the foregoing demands listing is correct, just, conforms to the approved budget, and funds are available to pay said demands.

Tim K. McDermott, Director of Finance

MEETING DATE May 10, 2006

AGENDA ITEM NO. 1D

ITEM TITLE APPROVAL OF THE EXPENDITURE OF \$107,837.71 TO PAY FOR MARCH 2006 LEGAL SERVICES

DIRECTOR/DEPARTMENT Tim K. McDermott/Finance

SUMMARY

Legal service billings proposed for payment for the month of March 2006 total \$107,837.71 as follows:

- 1) General Retainer Services - \$13,848.24
- 2) Labor and Employment - \$424.80
- 3) Civil Litigation & Claims - \$6,019.86
- 4) Special Projects (General Fund) - \$16,250.90
- 5) Town Center Community Park - \$7,734.90
- 6) Community Development Commission – Housing (MHFP litigation) - \$25,195.52
- 7) Applicant Initiated Projects (paid from developer deposits) - \$38,363.49

FINANCIAL STATEMENT

Account Description: Legal Services

Account Number: Various accounts

	<u>AMOUNT</u>	<u>BALANCE</u>
General Fund:		
Original Budget	\$256,000.00	
Revised Budget	256,000.00	
Prior Expenditures	(190,966.04)	
Current Request	(36,543.80)	\$ 28,490.16
Special Services (excluding applicant initiated items):		
Original Budget	\$ 212,000.00	
Revised Budget	230,798.75	
Prior Expenditures	(139,423.97)	
Current Request	(32,930.42)	\$ 58,444.36

RECOMMENDATION

That the City Council approve the expenditure of \$107,837.71 for March 2006 legal services.

ATTACHMENTS (Listed Below)

- 1) Legal Services Billing Summary

MEETING DATE

May 10, 2006

AGENDA ITEM NO. 1E

ITEM TITLE

**RESOLUTION AUTHORIZING A CONSULTANT DESIGN CONTRACT
FOR PHASE 2 OF TOWN CENTER COMMUNITY PARK**

DIRECTOR/DEPARTMENT

Douglas Williford, Development Services

SUMMARY

On March 8, 2006 City Council awarded a construction contract for the rough grading of the remainder of Town Center Community Park including the widening and renovation of Woodglen Vista Creek. This work is currently underway and is expected to be completed by early next year.

This item will authorize the design contract for the preparation of construction documents to construct recreation and sports improvements on the majority of the remaining area of the 55-acre Park. Improvements planned for the next phase include a ballfield complex with a major food concession, multiple soccer and sports fields, an arena soccer complex, children's play areas, pedestrian and bicycle trails, an entertainment stage venue, parking areas and significant new utilities and driveways.

Staff is proposing to continue utilizing the engineering firm of Psomas as the lead consultant, the same firm that was originally chosen by the City Council to complete previous engineering work for Town Center Community Park, including the Aquatic Complex \ YMCA as well as the current grading work. Psomas' work on the Park thus far has been outstanding and staff believes that their previous experience with the site will continue to benefit the project.

To partner with Psomas, staff requested a statement of qualifications from two architectural/landscape design teams that had significant experience with both general park development as well as specialty sports complexes. The team of MIG/Purkiss Rose and the Crane Architectural Group has been selected to team up with Psomas for design of the project. Staff has negotiated a scope of work and design fee with the consultants for \$935,778. Staff also recommends a 10% contingency of \$93,578.

FINANCIAL STATEMENT

Funding for this contract is provided by Park in Lieu Fees and redevelopment tax allocation bond proceeds.

RECOMMENDATION

Adopt the attached Resolution authorizing a design contract with Psomas for a fee of not to exceed \$935,778 for the design of Phase 2 of Town Center Community Park and authorize staff to approve change orders up to \$93,578.

ATTACHMENTS

Scope of Work
Resolution

**RESOLUTION AUTHORIZING A CONSULTANT DESIGN CONTRACT
FOR PHASE 2 OF TOWN CENTER COMMUNITY PARK**

WHEREAS, City Council awarded a construction contract for the rough grading of Woodglen Vista Creek and the remainder of the 55 acre park site; and

WHEREAS, MIG/Purkiss Rose and the Crane Architectural Group has been selected to team up with Psomas as lead designer for design of Town Center Community Park, Phase 2; and

WHEREAS, Staff has negotiated a scope of work and design fee with Psomas and recommends authorization of a consultant contract with Psomas for a fee of not to exceed \$935,778; and

WHEREAS, staff requests authorization to approve change orders up to \$93,578 which is 10% of the base fee;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that:

1. The design contract for a fee of not to exceed \$935,778 with Psomas for the design of Town Center Community Park, Phase 2, CIP 2006-33 be approved and the City Manager is authorized to execute the contract on behalf of the City; and
2. That staff has authorization to approve change orders up to \$93,578.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 10th day of May 2006, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

LINDA A. TROYAN, CITY CLERK

**Town Center Community Park
Phase 2 Improvements
CIP 2006-33
Scope of Work and Design Fee Breakdown**

1. Project Management/Meetings	\$ 125,110
2. Project Initiation	\$ 24,278
3. Geotechnical	\$ 16,800
4. Environmental	\$ 7,280
5. Master Plan Review	\$ 59,792
6. Schematic Design	\$ 92,500
7. Design Development	\$ 149,066
8. Final Improvement Construction Documents	\$ 390,280
9. Bid Period Services	\$ 22,152
10. Reimbursables	\$ 23,520
11. Food concession/restaurant consultant	<u>\$ 25,000</u>

Base Fee	\$ 935,778
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Design contingency (10%)	<u>\$ 93,578</u>
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Total	\$ 1,029,356
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MEETING DATE**May 10, 2006****AGENDA ITEM NO. 1F****ITEM TITLE****RESOLUTION AWARDING A CONTRACT FOR CONSULTANT SERVICES FOR ANNUAL NPDES DRY WEATHER TESTING****DIRECTOR/DEPARTMENT**

Douglas Williford, Director Development Services

SUMMARY In order to control the discharge of pollutants, the Regional Water Quality Control Board (RWQCB) issued a single County-wide Stormwater permit with Santee listed as a co-permittee. Under this permit, each co-permittee is required to conduct Dry Weather Field Screening of storm drains and forward the results to the RWQCB annually.

The City selects 20 locations that show signs of water runoff during the dry weather months. Each year a consultant visits the sites and conducts water sampling and laboratory analysis and prepares a report. The report identifies and records characteristics of each sample. Characteristics to be recorded include odor, flow color and clarity, deposits/stains, vegetation and structural condition, identify biological organisms, measure the water flow rate and analyze for copper, chlorine, detergents, phenols, ammonia, pH and temperature of the water.

Services to be performed with their associated costs are:

➤ Two rounds of dry weather testing at \$20,000/round	\$40,000
➤ Follow up source identification and investigations	\$10,000
➤ As needed on call services	<u>\$10,000</u>
Total	\$60,000

In addition, as part of the dry weather testing shown above, key locations on Sycamore Creek, Forester Creek and San Diego River are sampled to assess pollutants upstream of and downstream of discharges from the City's storm water system.

In 2002, D-Max Engineering, Inc. was selected as the most qualified firm, due to their extensive experience in Dry Weather Field Screening and Analysis. For the last four years D-Max Engineering, Inc. has performed this service in an economical and highly satisfactory manner. Last year D-Max's consultant services fee was \$70,000. This year the consultant fee is \$10,000 less due to a more limited scope of services being needed. Staff recommends awarding the contract with D-Max for the 2006 Dry Weather Field Screening for a fee of \$60,000.

FINANCIAL STATEMENT

Funding for this contract is provided for in the FY 2006-07 Zone II Flood Control Fund.

RECOMMENDATION

Adopt the attached Resolution to award the consultant services contract for Dry Weather Field Screening to D-Max in the amount of \$60,000.

ATTACHMENTS (Listed Below)

Resolution

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, APPROVING A CONTRACT FOR CONSULTANT SERVICES
TO D-MAX ENGINEERING FOR ANNUAL NPDES DRY WEATHER FIELD
SCREENING PROGRAM**

WHEREAS, the City, on the 24th day of April 2006, received a proposal from D-Max Engineering, Inc. for Dry Weather Field Screening and Analysis.

WHEREAS, D-Max Engineering, Inc. has successfully provided these services for the past several years and has been found to be the best qualified engineering firm for this project; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that the consultant contract to D-Max Engineering for performing the 2006 Dry Weather Field Screening Program be approved for the total amount of \$60,000 and the City Manager is authorized to execute the contract on behalf of the City.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 10th day of May 2006 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

LINDA A. TROYAN, CITY CLERK

MEETING DATE

May 10, 2006

AGENDA ITEM NO. 1G**ITEM TITLE**

AUTHORIZATION OF A CHANGE ORDER TO THE EXISTING CONTRACT WITH WEST COAST ARBORISTS, INC. IN THE AMOUNT OF \$18,000 FOR ADDITIONAL TREE TRIMMING SERVICES.

DIRECTOR/DEPARTMENT

John Coates, Community Services Department

SUMMARY

This item requests authorization for a change order to the existing Tree Trimming Services Contract with West Coast Arborists, Incorporated in the amount of \$18,000 for additional tree trimming services.

This change order to this previously publicly bid contract will allow for the additional tree trimming of approximately 240 mature trees in the Town Center and Mission Creek Landscape Maintenance Districts at an average cost of \$75.00 per tree.

The revised contract amount for FY 05/06 is \$106,755. This change order will increase the total contract amount for FY 05/06 to \$124,755. City Council approval is required as this amount exceeds the 10% limit established by prior City Council on May 11, 2005 at the time of the last contract renewal.

This contract expires on June 30, 2006. A revised contract is currently out for public bid for FY 06/07. It is anticipated that costs will increase after July 1, 2006 by approximately 15%. Authorizing this additional work in this Fiscal Year equates to an estimated savings of \$2,700 based on current unit prices.

ENVIRONMENTAL REVIEW

The scope of work under this contract has been previously categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 - Class 1 Exemption.

FINANCIAL STATEMENT

Sufficient funds are currently in the following funds for FY 05/06:

095-0515-002901	Town Center LMD	\$ 13,000
095-0515-002904	Mission Creek LMD	<u>\$ 5,000</u>
	TOTAL	\$ 18,000

RECOMMENDATION

Authorize the City Manager to execute the change order for \$18,000 with West Coast Arborists, Incorporated.

ATTACHMENTS

None

MEETING DATE May 10, 2006

AGENDA ITEM NO. 1H

ITEM TITLE RESOLUTION TO APPROPRIATE FUNDS FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND FOR TRAFFIC SIGNAL AND COMMUNICATION SYSTEMS MAINTENANCE CONTRACT WITH REPUBLIC ELECTRIC FOR FY2005-2006

DIRECTOR/DEPARTMENT Douglas Williford, Deputy City Manager, Development Services

SUMMARY: This item recommends appropriating \$69,300 to the traffic signal and communication systems maintenance contract for FY2005-2006 from the unappropriated balance of the General Fund. This amount is needed to cover the cost of two new traffic signal controller cabinets and equipment. The existing traffic signal controller and cabinet at Mast Boulevard and Magnolia Avenue were damaged beyond repair by an errant driver. In addition, the intersection of Mission Gorge Road and West Hills Parkway had an older cabinet with an electrical short that could not be repaired. The current balance in this year's budget will not cover these unanticipated expenses.

A damage control claim in the amount of \$39,674.04 was submitted to the insurance company for the party that damaged the signal controller cabinet at Mast Boulevard and Magnolia Avenue. It is anticipated that a cost recovery will be issued to the City by the insurance company.

ENVIRONMENTAL REVIEW Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 (Class 1 Exemption).

FINANCIAL STATEMENT The FY 2005-06 Traffic Signal and Communications Systems Maintenance Contract in the amount of \$119,000 was funded with Gas Tax funds and will be fully expended by the end of the fiscal year. An appropriation in the amount of \$69,300 will be required from the General Fund for the cost of these unanticipated expenditures. Cost recovery in the amount of \$39,674.04 will be received which will partially offset the required appropriation.

RECOMMENDATION

Adopt the attached Resolution appropriating \$69,300 from the unappropriated balance of the General Fund for the cost of replacing two traffic signal controller cabinets and equipment.

BOARD/COMMISSION RECOMMENDATION

None

ATTACHMENTS (Listed Below)

Resolution

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, TO APPROPRIATE ADDITIONAL FUNDS FROM THE
UNAPPROPRIATED BALANCE OF THE GENERAL FUND FOR TRAFFIC SIGNAL AND
COMMUNICATION SYSTEMS MAINTENANCE CONTRACT WITH REPUBLIC
ELECTRIC FOR FY2005-2006**

WHEREAS, the City Council of Santee, California, has determined that the use of private companies to perform traffic signal and communication systems maintenance throughout the City is in the best interests of the citizens of Santee; and

WHEREAS, two traffic signal controller cabinets needed to be replaced to enable the continued efficient flow of traffic and protect the safety of Santee's citizens, thus creating a shortfall in the traffic signal and communication systems maintenance account.

NOW, THEREFORE BE IT RESOLVED that \$69,300 be appropriated to the traffic signal and communications systems maintenance account from the unappropriated balance of the General Fund to cover the unanticipated expenses of furnishing and installing two new traffic signal controller cabinets and equipment.

BE IT FURTHER RESOLVED that the City Council of the City of Santee, California, hereby finds that the proposed use is categorically exempt from the provisions of the California Environmental Quality Act per Section 15301 (Class 1 Exemption).

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this _____ day of _____, 2006 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

LINDA A. TROYAN, CITY CLERK

MEETING DATE May 10, 2006

AGENDA ITEM NO. 11

ITEM TITLE RESOLUTION ACCEPTING THE CONSTRUCTION CONTRACT FOR VIDEO IMAGE DETECTION AND MONITORING SURVEILLANCE SYSTEM INSTALLATION – FEDERAL AID PROJECT CMLG-5429(005), BY REPUBLIC ELECTRIC, INCORPORATED

DIRECTOR/DEPARTMENT Douglas Williford, Development Services

SUMMARY: This item recommends acceptance of the installation of the video image detection and monitoring surveillance system at the intersection of Mission Gorge Road and Cuyamaca Street. This project was partially funded by a Federal Congestion Management Air Quality (CMAQ) grant in the amount of \$55,000. An additional amount of \$12,500 was appropriated through the Gas Tax Fund.

City Council awarded the construction contract to Republic Electric, Incorporated on January 11, 2006 for \$62,500. Ten percent (10%) contract retention will be held for 35 days following Council's acceptance as stated in the contract documents and "Greenbook Standard Specifications." All work has been completed in a satisfactory manner.

ENVIRONMENTAL REVIEW Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 (Class 1 Exemption).

FINANCIAL STATEMENT

This Contract was funded by Federal CMAQ and Gas Tax Funds. Sufficient funds have been appropriated for this Contract.

RECOMMENDATION

Accept the construction for the installation of the video image detection and monitoring surveillance system at the intersection of Mission Gorge Road and Cuyamaca Street. Authorize the Director of Finance to reimburse the STP Local Transnet Fund once grant funds are received from Caltrans.

BOARD/COMMISSION RECOMMENDATION

None.

ATTACHMENTS

Resolution.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, ACCEPTING THE CONSTRUCTION CONTRACT FOR VIDEO IMAGE
DETECTION AND MONITORING SURVEILLANCE SYSTEM INSTALLATION –
FEDERAL AID PROJECT, CMLG-5429(005), BY REPUBLIC ELECTRIC,
INCORPORATED**

WHEREAS, the City of Santee, California, applied for a funding grant from the Federal Aid Congestion Management Air Quality (CMAQ) program administered by Caltrans; and

WHEREAS, the City Council of the City of Santee, California did, at the meeting of January 11, 2006 award a contract to Republic Electric, Incorporated for the installation of a video image detection and monitoring surveillance system at the intersection of Mission Gorge Road and Cuyamaca Street; and

WHEREAS, Republic Electric, Incorporated has completed the project in accordance with the contract plans and specifications.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that the work for the installation of video image detection and monitoring (surveillance) system at the intersection of Mission Gorge Road and Cuyamaca Street is accepted as complete on this date and the City Clerk is directed to record a "Notice of Completion".

BE IT FURTHER RESOLVED, by the City Council of the City of Santee, California, authorizes the Director of Finance to reimburse the expended STP Local Transnet Tax Fund account in the amount of \$55,000.00 with grant funds received from the State of California.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this _____ day of _____, 2006 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

LINDA A. TROYAN, CITY CLERK

MEETING DATEMay 10, 2006**AGENDA ITEM NO. 1J**

ITEM TITLE **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR FISCAL YEAR 2006-07**

DIRECTOR/DEPARTMENT Tim K. McDermott/Finance

SUMMARY

At a public hearing held March 22, 2006 the Council selected program activities for CDBG funding for fiscal year 2006-07. A summary of the proposed activities and notice of the availability of the One-Year Action Plan to implement the 2005-2010 Consolidated Plan was published in THE EAST COUNTY CALIFORNIAN on April 6, 2006. No comments were received during the thirty-day public review period of April 10, 2006 to May 10, 2006. Any comments received after this meeting will be forwarded to Council for review. The One-Year Action Plan must be submitted to HUD by May 15, 2006.

FINANCIAL STATEMENT

The City's CDBG allocation for FY2006-07 will be \$326,509. In addition \$5,305 is available for reallocation for a total of \$331,814. Council awarded the full FY2006-07 allocation and carryover as described in the One-Year Action Plan.

RECOMMENDATION

1. Approve the One-Year Action Plan including objectives and allocation as published.
2. Adopt the enclosed Resolution authorizing the City Manager to submit the grant application.

ATTACHMENTS (Listed Below)

1. Resolution
2. One-Year Action Plan FY2006-07

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
ADOPTING THE FY 2006-07 ANNUAL ACTION PLAN
IN ACCORDANCE WITH COMMUNITY
DEVELOPMENT BLOCK GRANT (CDBG) REGULATIONS**

WHEREAS, the Department of Housing and Urban Development (HUD) has set aside \$326,509 in Community Development Block Grant Funds for the City of Santee for FY2006-07; and

WHEREAS, the City of Santee is required to prepare and adopt a one-year Action Plan to implement the FY2005-2010 Consolidated Plan and submit a Grant Application to HUD prior to receiving funds; and

WHEREAS, the City of Santee has followed the prescribed format prior to submission of the required documents.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Santee, California, does hereby authorize the City Manager to submit the FY 2006-07 Action Plan and the Grant Application for CDBG funds for the 2006 Program Year.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this _____th day of May, 2006, by the following roll call vote to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

LINDA A. TROYAN, CITY CLERK

CITY OF SANTEE CONSOLIDATED PLAN

**Annual Action Plan
Fiscal Year 2006-07**

Community Development Block Grant Program



City of Santee

**Finance Department
Housing Services Division**

May 2006

TABLE OF CONTENTS

I.	2006-2007 ANNUAL ACTION PLAN NARRATIVE	Page
1.	Resources	1
2.	Geographic Distribution	2
3.	Activities to be Undertaken	2
	Homeless and Other Special Needs Activities	4
4.	Other Actions	10
II.	CDBG PROGRAM SPECIFIC REQUIREMENTS	12
1.	Proposed Activities	13
III.	CITIZEN PARTICIPATION	28
IV.	424 APPLICATION AND CERTIFICATIONS	32

City of Santee Action Plan for FY 2006 - 07

Santee DUNS # 103163374

I. 2006-2007 ANNUAL ACTION PLAN NARRATIVE

This Annual Action Plan represents a one-year strategy to accomplish the goals stated in the City of Santee 2005-2010 Consolidated Plan. It describes activities that will be undertaken during the program year beginning July 1, 2006 and ending June 30, 2007, using Federal funds granted to the City of Santee by the Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), and American Dream Downpayment Initiative (ADDI) programs. The HUD-funded activities are intended to primarily benefit low-income and moderate-income residents (80% Area Median Income) and lower income census tracts within the City of Santee, and to address affordable housing, homeless, and non-housing community development needs.

This Action Plan describes the following:

- Resources available
- Activities to be undertaken during fiscal year 2006-07
- Institutional structure and coordination efforts to implement the Action Plan
- Monitoring Plan

1. Housing and Community Development Resources

The City of Santee has access to a variety of federal, state, and local resources to achieve its housing and community development priorities. The City relies on CDBG, HOME, and ADDI funds, and program income from previous programmed activities to fund many housing and community development activities. For fiscal year 2006-07, Santee has access to the following Community and Development (CPD) funds from HUD:

- Community Development Block Grant (CDBG): Approximately \$331,814 available in fiscal year 2006-07, including an allocation of \$326,509 for fiscal year 2006-07 and \$5,305 unspent CDBG funds from fiscal year 2004-05.
- HOME Investment Partnerships Program (HOME): Approximately \$607,397 available in fiscal year 2006-07, including an allocation of \$183,019 for fiscal year 2006-07, \$413,613 unspent funds from previous years, and program income in the amount \$10,765 from loan repayments.
- American Dream Downpayment Initiative (ADDI): Approximately \$4,000 available in fiscal year 2006-07 plus pooled ADDI funds from unspent Consortium funds.

The City's goal is to leverage federal, state, and local funds to maximize the number of households that can be assisted. Redevelopment housing set-aside funds are used to fulfill the match requirements for HOME funds.

2. Geographic Distribution

Community Development Block Grant Resources - The Finance Department administers funds from the federally funded HUD Community Development Block Grant program for funding of community development activities. The City of Santee does not have a HUD designated Neighborhood Revitalization Area (NRA). Public facilities and Infrastructure improvements funded with CDBG monies will be constructed in the CDBG-eligible census tracts 167.01, 166.17, 162.02, 166.16, and 166.05. Public service funds (15% of CDBG grant) will be distributed throughout the City. Santee will consider the allocation of resources to public service organizations located outside of the City limits in those instances where such public services are limited within the East County area, but provide adequate access to Santee residents.

Racial/Ethnic Concentrations - Minority populations (approximately 19% of the population) are concentrated in census tracts 166.15 (a non-eligible census tract) developed with condominiums and apartments and the northern portion of census tract 162.02 zoned industrial.

3. Activities to be Undertaken

3.1. Relation to Strategic Plan Priorities

The City's 2005 - 2010 Consolidated Plan identifies priority housing and community development activities to be pursued in order to provide decent, affordable, and safe housing, as well as needed community services and facilities for its residents. While the City has identified a number of priority strategies and implementing programs in the Consolidated Plan's Housing and Community Development Strategy, given limited resources, the City will not pursue each program every fiscal year. The City will focus its resources and efforts on the programs during fiscal year 2006-07 as described in the Listing of Proposed Activities. The priority and program number listed on the following pages correspond to the ones identified in the Santee Consolidated Plan's Housing and Community Development Strategy that documents the full range of strategies and implementation programs.

3.2 Priority Housing Needs

Priority: Assist Lower and Moderate Income Homeowners

Priority Needs Served

- Lower and moderate income homeowners

Implementation - FY 2006 - 07 Activities:

HP-4 Downpayment and Closing Cost Assistance: Through this program, the City assists Santee first-time lower and moderate income homebuyers with downpayment and closing cost assistance. This assistance functions similar to a “silent second” to the assisted household’s primary home loan application.

First Time Homebuyers Program: Provide lower and moderate income first time homebuyers with downpayment and closing cost assistance.

HP-5 Home Improvement and Repairs: The City may use CDBG funds to assist non-profit organizations that provide home improvement and repair services to lower and moderate income households. Examples of home improvement and repair include the installation of home security devices and minor home repair such in-home ADA improvements, weatherproofing, etc.

Lutheran Social Services: Caring Neighbors Minor Home Repairs Program: Provides minor home repairs for low-income households.

Obj #	Specific Objective	Performance Measurement	Goal	
			Five-Year	One-Year
Owner Housing Objectives				
HP-4	Assist homebuyers with down payment and closing costs program	Low and moderate income home buyers	50	6
HP-5	Assist homeowners with minor home repairs	Low and moderate income units	25	10
Funding Source: HOME and ADDI - \$611,397 First Time Home Buyer Program CDBG - \$10,000 Caring Neighbors Minor Home Repair				

3.3 Priority Homeless Needs

Priority: Provide Housing Assistance to the Homeless and Near-Homeless

Priority Needs Served

- Homeless persons
- Extremely low income households at risk of homelessness
- Households with special needs (e.g. elderly, disabled, victims of domestic violence, at-risk/runaway youth, persons with drug and/or alcohol abuse)

Implementation - FY 2006 - 07 Activities:

H-1 Near-Term Homeless Facilities and Supportive Services: The City assists homeless service providers in meeting the immediate needs of the homeless, near-homeless, or documented migrant farmworkers in Santee. Immediate needs include the provision of food, temporary shelter, health care, and other social services.

Crisis House: Funds for homeless prevention and intervention services through case management and emergency assistance.

Santee Food Bank: Funds for emergency food for families and individuals.

Center for Community Solutions/Project Safehouse: Funds to be used for emergency housing for women/children who are victims of domestic violence.

Obj #	Specific Objective	Performance Measurement	Goal	
			Five-Year	One-Year
Homeless Objectives				
H-1	Assist homeless or near-homeless persons with intervention, temporary shelter and emergency services	Homeless and near -homeless persons	500	100
	Assist homeless or near-homeless persons with emergency food	Homeless and near -homeless persons	25,000	5,000
	Assist homeless or near-homeless persons with emergency food and shelter	Homeless and near -homeless persons	300	50
Funding Source: CDBG - \$ 5,000 Crisis House CDBG - \$12,000 Santee Food Bank CDBG - \$ 2,976 Project Safehouse				

3.4 Community Development - Public Services

Priority: Assist Community Service Agencies and Organizations that Provide Supportive and Enrichment Programs for Lower and Moderate Income Residents

Priority Needs Served

- Lower and moderate income persons
- Persons with special needs

Implementation - FY 2006 - 07 Activities:

CD-1 Senior Services: Santee will allocate CDBG funds to provide needed senior services for residents. Needed services include: housing, in-home services, meals, adult day care, information and referral, and transportation.

Meals on Wheels/Meal Delivery Service: Funds to provide two meals a day to seniors and handicapped persons to help them maintain a lifestyle in their own homes.

ElderHelp of San Diego/Senior Case Management: Funds to provide case management for homebound seniors with health problems/limited support.

Obj #	Specific Objective	Performance Measurement	Goal	
			Five-Year	One-Year
Community Development Senior Objectives				
C-1	Assist homebound seniors to remain in their home with meals.	Low and moderate income seniors	3,750	100
	Case management for homebound seniors with health issues	Low and moderate income seniors		75
Funding Source: CDBG - \$10,000 Meals-on-Wheels CDBG - \$ 4,500 ElderHelp				

CD-2 Youth Services: The City will allocate CDBG funds to provide a variety of services to benefit lower and moderate-income children, youth, and their families.

Santee American Youth Soccer Organization (AYSO): Funds will be used to provide soccer fees and equipment for disadvantaged youth.

Cameron Family YMCA: Funds will be used to provide swim and gymnastics fees for disadvantaged youth.

Boys and Girls Club: Funds will be used to kitchen appliances for cooking and nutrition classes for disadvantaged youth.

Obj #	Specific Objective	Performance Measurement	Goal	
			Five-Year	One-Year
Community Development Youth Objectives				
CD-2	Participation fees for AYSO for disadvantaged youth.	Low and moderate income youth	250	50
	Assist youth with YMCA class fees	Low and moderate income youth		100
	Creating opportunities for youth to learn cooking and nutrition skills (independent living) at Boys and Girls Club	Low and moderate income youth		100
Funding Source: CDBG - \$5,000 AYSO CDBG - \$4,500 YMCA CDBG - \$5,000 Boys and Girls Club				

3.5 Community Development - Public Facilities and Infrastructure Improvements

Priority: Improve and Provide Public and Community Facilities and Infrastructure to Serve Lower and Moderate Income Persons

CD-8 Public Infrastructure: CDBG expenditures on public infrastructure improvements are permitted within income-eligible areas of Santee. The City has identified the need for funding assistance for the construction and improvement of parks, streets, sidewalks, and drainage facilities. The City will continue to utilize the Consolidated Plan Annual Action Plan process and the capital improvement planning process to evaluate the feasibility of using CDBG funds to improve public infrastructure in income-eligible areas of Santee.

Implementation FY 2006 - 07 Activities:

City of Santee Shadow Hill and Woodside Avenue Drainage and Intersection Improvements: Provides funding for drainage and intersection improvements. The project is located in a CDBG income-eligible area and the funds will prevent flooding at the intersection and direct on-street drainage from Shadow Hill Park to public drainage facilities.

Obj #	Specific Objective	Performance Measurement	Goal	
			Five-Year	One-Year
Owner Housing Objectives				
CD-8	Provide drainage and intersection improvements.	LMA project	5 facilities	1
Funding Source: CDBG - \$207,537				

3.6.1 Planning and Administration

Priority: Ensure effective use of limited CDBG resources.

Priority Needs Served

- Lower and moderate income persons
- Persons with special needs
- Homeless persons

Implementation FY 2006 - 07 Activities:

A-1 Planning and Administration: Up to 20 percent of the CDBG funds can be used to support the general administration of the Community Development Block Grant program and 1 percent of the County's HOME 10 percent may be used to support administration of the HOME Programs.

Program Administration: Funds to provide for administration, general management, oversight, and program administration for all CDBG and HOME funds.

City of Santee Community Services Department/Santee Review Newsletter: Funds to provide for the partial cost of the City newsletter for advertising CDBG- and HOME-funded programs and activities and other programs benefiting lower and moderate income persons and persons with special needs.

Obj #	Specific Objective	Performance Measurement	Goal	
			Five-Year	One-Year
Administration Objectives				
A-1	Compliance with HUD and community use of funds to achieve program goals	N/A	N/A	N/A
	Assist with outreach to the community on programs and services	units	20	4
Funding Source: \$49,156 Administration \$ 7,500 Newsletter				

3.6.2 Planning and Administration - Fair Housing

Priority: Promote Fair Housing

Priority Needs Served

- All Santee residents

A-2 Fair Housing: Santee contracts with Heartland Human Relations and Fair Housing Association (HHR&FHA) to provide fair housing services in the City. HHR&FHA services are directed to promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, or disability. HHR&FHA also provides tenant/landlord mediation services in Santee. Participate in the regional efforts to update the Analysis of Impediments (AI) to Fair Housing Choice every five years.

Implementation FY 2006 - 07 Activities:

Heartland Human Relations and Fair Housing Association - Fair Housing and Tenant/Landlord Mediation Service Program: Funds to provide fair housing and landlord/ tenant counseling services for Santee residents.

Obj #	Specific Objective	Performance Measurement	Goal	
			Five-Year	One-Year
Fair Housing Objectives				
A-2	Provide fair housing information	Low and moderate income persons	N/A	100 persons
Funding Source: CDBG \$8,645 Fair Housing and Landlord/Tenant Mediation Program				

4. Other Actions

4.1. Anti-Poverty Strategy

Poverty is defined by the Social Security Administration as the minimum income an individual must have to survive at a particular point in time. Although there are many causes of poverty, some of the more pronounced causes of poverty include the following:

1. Low income-earning capability;
2. Low educational attainments and job skills;
3. Discrimination; and
4. Personal limitations (e.g. developmental and physical disabilities, mental illness, drug/alcohol dependency, etc.).

The City works to assist those living below the poverty level through a wide range of service providers. The largest provider of coordinated services is the San Diego County Department of Social Services. This agency provides State and federal public assistance to all residents meeting the guidelines for the various programs available. General relief, Aid to Families with Dependent Children, medical assistance, and self-sufficiency programs are all administered through the County. All Santee residents in need are directed to apply for assistance to the Department of Social Services.

Two leading causes of poverty, low income-earning capability and low educational attainment or job skills, can be addressed by programs which combine education and training with job search preparation for the individual, and also offer tax incentives to employers.

The State of California's welfare reform plan, known as CalWORKS, took effect in 1998. These regulations place a lifetime limit of 60 months for receipt of cash assistance and a limit of 18-24 months of consecutive assistance. Persons receiving assistance must be involved in a work activity for a minimum of 32 hours per week or more for a household with two adults. The CalWORKS program, coordinated by the County Health and Human Services Agency, is designed to move welfare recipients from dependency to self sufficiency through employment, and to divert potential recipients from dependency. The program's goal is to identify sufficient employment opportunities with sustainable income levels for people transitioning off of welfare. Job-related education and training are provided through the county, private industry and educational institutions.

The Housing Services Division within the Finance Department of the City of Santee takes lead responsibility for the implementation of the City's CDBG funds. In addition to an annual allocation to provide services to lower income residents of Santee (including those in poverty), the City allocates CDBG funds to a variety of public facility and infrastructure improvement projects that can attract economic development opportunities, increasing the employment base in the City.

4.2. Foster and Maintain Affordable Housing

The City intends to develop lower and moderate income affordable housing units throughout Santee thereby reducing the impact of housing on any one area. City staff will be responsible for initiating or facilitating the development of affordable housing through agreements with local for-profit and non-profit housing developers (including agreements to provide City assistance) and through managing/monitoring the affordability of these housing units in future years.

The HOME program was created under the National Housing Affordability Act of 1990. Under HOME, HUD will award funds to localities on the basis of a formula which takes into account tightness of the local housing market, inadequate housing, poverty, and housing production costs. Localities must qualify for at least \$500,000, based on HUD's distribution formula, to receive direct allocation of funds, or can apply to the State or combine with adjacent jurisdictions.

The Housing and Community Development Act of 1992 amending the National Affordable Housing Act requires participating jurisdictions to provide matching contributions of 30 percent of HOME funds spent for new construction and 25 percent of HOME funds spent for other HOME projects. The 1992 Act also reduces a local participating jurisdiction's matching requirement by 50 percent for a jurisdiction that certifies that it is in severe fiscal distress. Approximately \$610,105 in HOME funds will be available in FY 2006 - 07, including a HUD allocation of \$183,019 for FY 2006 - 07, \$413,613 in unspent HOME funds from previous years, program income in the amount \$10,765 from loan repayments, and an ADDI allocation of \$4,000. The HOME funds will be instrumental in facilitating the construction of new affordable housing and assisting first time homebuyers. Typically, cities use redevelopment housing set-aside funds as matching funds for the HOME program. Santee as a member of a Consortium has provided matching funds. The Consortium is in compliance with federal requirements for matching funds.

4.3. Lead-Based Paint Reduction Strategy

The County of San Diego implemented a Childhood Lead Poisoning Prevention Program on a countywide basis and the City participated in this program to determine the extent of any problem in Santee. The 1992 to 1999 study of elevated blood lead levels in children identified only one case of lead poisoning in Santee, indicating the problems associated with lead-based paint hazards are limited.

However, as the housing stock ages and residents are more apt to remodel their property, the potential for disturbing surfaces containing lead-based paint increases and could pose a risk to residents, particularly pregnant women and small children. The City will continue to inform its residents applying for Housing Rehabilitation Loans about the hazards of lead-based paint. In addition, copies of the HUD brochure, "Lead-Based Paint, a Threat to Your Children", are kept in the public waiting areas at City Hall.

4.4. Delivery System Gaps and Strategy to Overcome Gaps

Due to financial constraints, the City of Santee is limited in its ability to meet all of the housing and community development needs of lower and moderate income households. However, an effort will be made to combine City resources with private industry and non-profit agency resources to meet as much of the need as financially feasible within the time period for this Consolidated Plan.

The City will strengthen, coordinate, and integrate the governmental institutions, non-profit and private delivery systems outlined in this Consolidated Plan through on-going interaction between City staff, private developers, non-profit organizations, financial institutions, and various service providers.

4.5. Public Housing

There is no public housing in the City of Santee.

4.6. Monitoring

The Finance Department monitors entitlement grant activities carried out in furtherance of the Annual Action Plan, and goals and objectives of the Consolidated Plan, to ensure long-term compliance with the requirement of the CDBG program and the Consolidated Plan. In fiscal year 2006-07 Finance staff expects to conduct approximately 10 onsite monitoring visits to recipients of CDBG. These are carried out in conformance with HUD monitoring guidelines for each program. In addition subrecipients submit monthly, quarterly or annual reports that detail accomplishments, progress, and projected completion. Annual reports are required for all programs and reviewed by staff for compliance with the program requirements.

II. CDBG Program Specific Requirements

The City of Santee proposes to fund the projects listed in the "Activities to be Undertaken" section of the Action Plan. They consist of housing, homeless, public services, and planning and administration activities that are qualified under the "Limited Clientele" eligibility. The Public Facilities improvements are eligible under the "Low/Mod Area" eligibility. Housing programs are available citywide to income-qualified households. Fair housing services are mandated by CDBG regulations and are available to residents citywide.

Approximately \$331,814 in CDBG funds is available in FY 2006 - 07, including a HUD allocation of \$326,509 for FY 2006 - 07. Unspent funds of \$5,305 from FY 2004 - 05 (Santee Food Bank \$1,302, Bobby Sox \$2,000 and Caring Neighbors Minor Home Repairs \$2,003.

1. LIST OF ANNUAL ACTION PLAN APPROVED ACTIVITES

Table 1 summarizes the proposed use of FY 2006/2007 CPD funds. The Listing of Proposed Activities, which follows, contains a more detailed description of these activities (**Table 2**).

Table 1 - Proposed CPD Projects for FY 2006 - 07

Program Name	Program Type	Funding Source	Funding Amount
Housing		HOME/ADDI /CDBG	\$621,397
1. First Time Homebuyer	Housing	HOME/ADDI	\$611,397
2. Caring Neighbors Rehab Program	Housing	CDBG	\$10,000
Homeless		CDBG	\$19,976
3. Homeless Prevention and Intervention Services	Homeless Services	CDBG	\$5,000
4. Project Safehouse	Homeless Service	CDBG	\$2,976
5. Santee Food Bank	Homeless Service	CDBG	\$12,000
Public Services		CDBG	\$29,000
6. Meals-on-Wheels	Public Service/Seniors	CDBG	\$10,000
7. ElderHelp/Case Management	Public Service/Senior	CDBG	\$4,500
8. American Youth Soccer Organization (AYSO)	Public Service/Youth	CDBG	\$5,000
9. YMCA	Public Service/Youth	CDBG	\$4,500
10. Boys and Girls Club	Public Service/Youth	CDBG	\$5,000
Public Facilities		CDBG	\$207,537
11. Shadow Hill - Woodside Ave Drainage and Street Project	Public Facilities	CDBG	\$207,537
Planning and Administration		CDBG	\$65,301
12. Program Administration	Administration	CDBG	\$49,156
13. City-wide Newsletter	Administration	CDBG	\$7,500
14. Heartland Human Relations	Fair Housing	CDBG	\$8,645
Total FY 2006 - 07 CPD Funded Projects			\$943,211*

*Total includes: 1) CDBG FY 2006-07 allocation of \$326,509, and \$5,305 in funds re-allocated from FY2004-05 (unspent funds - Food Bank \$1,302, Bobby Sox \$2,000 and Caring Neighbors Minor Home Repairs \$2,003. ; 2) HOME FY 2006-07 allocation of \$183,019, \$413,613 in unspent funds, and \$10,765 in loan repayments; and 3) ADDI 2006-07 allocation of \$4,000.

Table 2
Fiscal Year 2006-07 Annual Action Plan Listing of Proposed Activities

1. Applicant's Name: City of Santee, Finance Department Housing Services Division

Priority Need: High

Project Title: First Time Home Buyer Program

Project Description: Funding for the first-time homebuyer program provides downpayment and closing cost assistance on home purchases for low and moderate income house holds (80%MFI) within the City of Santee. Santee is a member of the County HOME Investment Partnership Program, the County reimburses Santee for program costs and address the program in the County of San Diego Consortium Consolidated Annual Funding Plan for fiscal year 2006-07.

CPD Outcome Performance Measurement System:

Objective: Providing Decent Affordable Housing

Outcome: Affordability for the purpose of creating suitable living environments

Indicators: Assist six low income first time home buyers

Location: City-wide Santee, California

Objective Number 4.2.1 (Program HP-1)	IDIS Project ID N/A (#5County Funding Plan - Consortium Member)
HUD Matrix Code 13	CDBG Citation 570.201(n)
Type of Recipient City	CDBG National Objective n/a
Start Date (mm/dd/yyyy) 07/01/2006	Completion Date (mm/dd/yyyy) 06/30/2007
Performance Indicator Homeowners	Annual Units 6
Local ID 1	Units Upon Completion

Funding Sources:

CDBG
ESG
HOME	\$183,019
HOPWA
ADDI	\$4,000
Total Formula	\$187,019
Prior Year Funds	\$413,613
Assisted Housing
PHA
Other Funding (PI)	\$10,765
Total	\$611,397

The primary purpose of the project is to help: ____ the Homeless ____ Persons with HIV/AIDS
 ____ Persons with Disabilities ____ Public Housing Needs

Table 2
Fiscal Year 2006-07 Annual Action Plan Listing of Proposed Activities

2. Applicant's Name: Lutheran Social Services

Priority Need: High

Project Title: Caring Neighbors Minor Home Repair Program

Project Description: Funds to provide minor home repairs for low income households

CPD Outcome Performance Measurement System:

Objective: Providing Decent Affordable Housing

Outcome: Affordability for the purpose of providing decent affordable housing

Indicators: Assist 10 low income home owners with minor home repairs

Location: Services provided Santee-wide. Agency located at 2515 Camino Del Rio South, Suite 324, San Diego, California

Objective Number 5.3.4 (Program CD-6)	IDIS Project ID 0001
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Non-Profit	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 07/01/2006	Completion Date (mm/dd/yyyy) 06/30/2007
Performance Indicator Households	Annual Units 10
Local ID 2	Units Upon Completion

Funding Sources:

CDBG	\$10,000
ESG	
HOME	
HOPWA	
Total Formula	\$10,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$10,000

The primary purpose of the project is to help: ___ the Homeless ___ Persons with HIV/AIDS
 ___ Persons with Disabilities ___ Public Housing Needs

Table 2
Fiscal Year 2006-07 Annual Action Plan Listing of Proposed Activities

3. Applicant's Name: Crisis House

Priority Need: High

Project Title: Homeless Prevention and Intervention Services

Project Description: Funds to provide homeless prevention and intervention services through case management and emergency services

CPD Outcome Performance Measurement System:

Objective: Creating Suitable Living Environments

Outcome: Accessibility for the purpose of providing suitable living environments

Indicators: Assist 100 low income persons

Location: Services provided Santee-wide. Agency located at 1034 N. Magnolia Ave., El Cajon, California

Objective Number 4.2.2 (Program H-1)	IDIS Project ID 0002
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Non-Profit	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2006	Completion Date (mm/dd/yyyy) 06/30/2007
Performance Indicator People (Homeless)	Annual Units 100
Local ID 3	Units Upon Completion

Funding Sources:

CDBG	\$5,000
ESG	
HOME	
HOPWA	
Total Formula	\$5,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$5,000

The primary purpose of the project is to help: X The Homeless Persons with HIV/AIDS
 X Persons with Disabilities Public Housing Needs

Table 2
Fiscal Year 2006-07 Annual Action Plan Listing of Proposed Activities

4. Applicant's Name: Center for Community Solutions

Priority Need: High

Project Title: Project Safehouse

Project Description: Funds to be used for emergency housing and supportive services for women/children who are victims of domestic violence

CPD Outcome Performance Measurement System:

Objective: Creating Suitable Living Environments

Outcome: Accessibility for the purpose of providing decent affordable housing

Indicators: Assist 50 persons

Location: Services provided Santee - wide. The Center for Community Solutions (Agency) is located at 4508 Mission Bay Drive, San Diego, California

Objective Number 4.2.3 (Program CD-3)	IDIS Project ID 0003
HUD Matrix Code 05G	CDBG Citation 570.201(e)
Type of Recipient Non-Profit	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2006	Completion Date (mm/dd/yyyy) 06/30/2007
Performance Indicator People	Annual Units 50
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$2,976
ESG	
HOME	
HOPWA	
Total Formula	\$2,976
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$2,976

The primary purpose of the project is to help: X the Homeless Persons with HIV/AIDS
 Persons with Disabilities Public Housing Needs

Table 2
Fiscal Year 2006-07 Annual Action Plan Listing of Proposed Activities

5. Applicant's Name: Santee Food Bank

Priority Need: High

Project Title: Santee Food Bank

Project Description: Funds to provide emergency food supply for families and individuals

CPD Outcome Performance Measurement System:

Objective: Creating Suitable Living Environments

Outcome: Accessibility for the purpose of providing suitable living environments

Indicators: Assist 5,000 persons

Location: 9065 Edgemoor Drive Santee, California

Objective Number 4.2.3 (Program CD-6)	IDIS Project ID 0004
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Non-Profit	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2006	Completion Date (mm/dd/yyyy) 06/30/2007
Performance Indicator People	Annual Units 5,000
Local ID 5	Units Upon Completion

Funding Sources:

CDBG	\$12,000
ESG	
HOME	
HOPWA	
Total Formula	\$12,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$12,000

The primary purpose of the project is to help: X the Homeless Persons with HIV/AIDS
 Persons with Disabilities Public Housing Needs

Table 2
Fiscal Year 2006-07 Annual Action Plan Listing of Proposed Activities

6. Applicant's Name: Meals-on-Wheels

Priority Need: High

Project Title: Meals-on-Wheels/Food Delivery Service

Project Description: Funds to provide two meals a day to seniors and persons with disabilities to help them remain in their own homes

CPD Outcome Performance Measurement System:

Objective: Creating Suitable Living Environments

Outcome: Accessibility for the purpose of providing suitable living environments

Indicators: Assist 100 persons

Location: Services provided Santee-wide. Agency located at 2254 San Diego Avenue, San Diego, California

Objective Number 4.2.3 (Program CD-1)	IDIS Project ID 0005
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient Non-Profit	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2006	Completion Date (mm/dd/yyyy) 06/30/2007
Performance Indicator People (Seniors)	Annual Units 100
Local ID 6	Units Upon Completion

Funding Sources:

CDBG	\$10,000
ESG	
HOME	
HOPWA	
Total Formula	\$10,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$10,000

The primary purpose of the project is to help: _____ the Homeless ____ Persons with HIV/AIDS
 _____ Persons with Disabilities ____ Public Housing Needs

Table 2
Fiscal Year 2006-07 Annual Action Plan Listing of Proposed Activities

7. Applicant's Name: ElderHelp of San Diego

Priority Need: High

Project Title: Elder Help/Senior Case Management Care

Project Description: Funds to provide case management for homebound seniors with health problems or limited social support

CPD Outcome Performance Measurement System:

Objective: Creating Suitable Living Environments

Outcome: Accessibility for the purpose of providing suitable living environments

Indicators: Assist 75 persons

Location: Services provided city-wide in Santee. Agency located at 4069 30th Street San Diego, California

Objective Number 4.2.3 (Program CD-1)	IDIS Project ID 0006
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient Non-Profit	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2006	Completion Date (mm/dd/yyyy) 06/30/2007
Performance Indicator People (Seniors)	Annual Units 75
Local ID 10	Units Upon Completion

Funding Sources:

CDBG	\$4,500
ESG	
HOME	
HOPWA	
Total Formula	\$4,500
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$4,500

The primary purpose of the project is to help:___ the Homeless ___Persons with HIV/AIDS
 Persons with Disabilities___ Public Housing Needs

Table 2
Fiscal Year 2006-07 Annual Action Plan Listing of Proposed Activities

8. Applicant's Name: Boys and Girls Clubs of East County

Priority Need: High

Project Title: Boys and Girls Club

Project Description: Matching funds for kitchen appliances to support cooking and nutrition classes

CPD Outcome Performance Measurement System:

Objective: Creating Suitable Living Environments

Outcome: Accessibility for the purpose of providing suitable living environments

Indicators: Assist 100 persons

Location: 8820 Tamberly Way, Santee, California

Objective Number 4.2.3 (Program CD-2)	IDIS Project ID 0007
HUD Matrix Code 05D	CDBG Citation 570.201(e)
Type of Recipient Non-Profit	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2006	Completion Date (mm/dd/yyyy) 06/30/2007
Performance Indicator People (Youth)	Annual Units 100
Local ID 7	Units Upon Completion

Funding Sources:

CDBG	\$5,000
ESG	
HOME	
HOPWA	
Total Formula	\$5,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$5,000

The primary purpose of the project is to help: ____ the Homeless ____ Persons with HIV/AIDS
 ____ Persons with Disabilities ____ Public Housing Needs

Table 2
Fiscal Year 2006-07 Annual Action Plan Listing of Proposed Activities

- 9. Applicant's Name:** Santee American Youth Soccer Association (AYSO)
- Priority Need:** High
- Project Title:** Santee American Youth Soccer Association (AYSO)
- Project Description:** Funds will be used to provide soccer fees and equipment for disadvantaged youth
- CPD Outcome Performance Measurement System:**
- Objective:** Creating Suitable Living Environments
- Outcome:** Accessibility for the purpose of providing suitable living environments
- Indicators:** Assist 50 persons
- Location:** City-wide, Santee, California

Objective Number 4.2.3 (Program CD-2)	Project ID 0008
HUD Matrix Code 05D	CDBG Citation 570.201(e)
Type of Recipient Non-Profit	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2006	Completion Date (mm/dd/yyyy) 06/30/2007
Performance Indicator People (Youth)	Annual Units 50
Local ID 8	Units Upon Completion

Funding Sources:

CDBG	\$5,000
ESG	
HOME	
HOPWA	
Total Formula	\$5,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$5,000

The primary purpose of the project is to help: ____ the Homeless ____ Persons with HIV/AIDS
 ____ Persons with Disabilities ____ Public Housing Needs

Table 2
Fiscal Year 2006-07 Annual Action Plan Listing of Proposed Activities

10. Applicant's Name: YMCA of San Diego County - East County/Cameron

Priority Need: High

Project Title: YMCA

Project Description: Funds to provide class/program fees for disadvantaged youth

CPD Outcome Performance Measurement System:

Objective: Creating Suitable Living Environments

Outcome: Accessibility for the purpose of providing suitable living environments

Indicators: Assist 100 persons

Location: 10123 Riverwalk Drive, Santee, California

Objective Number 4.2.3 (Program CD-2)	IDIS Project ID 0009
HUD Matrix Code 05D	CDBG Citation 570.201(e)
Type of Recipient Non-Profit	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2006	Completion Date (mm/dd/yyyy) 06/30/2007
Performance Indicator People (Youth)	Annual Units 100
Local ID 9	Units Upon Completion

Funding Sources:

CDBG	\$4,500
ESG	
HOME	
HOPWA	
Total Formula	\$4,500
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$4,500

The primary purpose of the project is to help: ____ the Homeless ____ Persons with HIV/AIDS
 ____ Persons with Disabilities ____ Public Housing Needs

Table 2
Fiscal Year 2006-07 Annual Action Plan Listing of Proposed Activities

- 11. Applicant's Name:** City of Santee, Development Services Department
- Priority Need:** High
- Project Title:** Shadow Hill Woodside Avenue drainage and intersection Improvements
- Project Description:** Funding for drainage and intersection improvements at the intersection of Shadow Hill Road and Woodside Avenue
- CPD Outcome Performance Measurement System:**
- Objective:** Creating Suitable Living Environments
- Outcome:** Sustainability for the purpose of creating suitable living environments
- Indicators:** Construct 1 facility
- Location:** Census Tract 167.01 Santee, California

Objective Number 4.2.3 (Program CD-8)	IDIS Project ID 0010
HUD Matrix Code 03K	CDBG Citation 570.201(c)
Type of Recipient City	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 07/01/2006	Completion Date (mm/dd/yyyy) 06/30/2007
Performance Indicator Projects	Annual Units 1 facility
Local ID 11	Units Upon Completion

Funding Sources:

CDBG	\$207,537
ESG	
HOME	
HOPWA	
Total Formula	\$207,537
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$207,537

The primary purpose of the project is to help: ____ the Homeless ____ Persons with HIV/AIDS
 ____ Persons with Disabilities ____ Public Housing Needs

Table 2
Fiscal Year 2006-07 Annual Action Plan Listing of Proposed Activities

12. Applicant's Name: City of Santee, Finance Department

Priority Need: High

Project Title: Administration Services

Project Description: Funds to support the general administration of the CDBG program

CPD Outcome Performance Measurement System:

Objective: N/A

Outcome: N/A

Indicators: N/A

Location

Santee, California

Objective Number 4.2.4 (Program A-1)	IDISProject ID 0011
HUD Matrix Code 21A	CDBG Citation 570.206 (a)
Type of Recipient City	CDBG National Objective
Start Date (mm/dd/yyyy) 07/01/2006	Completion Date (mm/dd/yyyy) 06/30/2007
Performance Indicator Administration	Annual Units n/a
Local ID 12	Units Upon Completion

Funding Sources:

CDBG	\$49,159
ESG	
HOME	
HOPWA	
Total Formula	\$49,159
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$49,159

The primary purpose of the project is to help: ___ the Homeless ___ Persons with HIV/AIDS
 ___ Persons with Disabilities ___ Public Housing Needs

Table 2
Fiscal Year 2006-07 Annual Action Plan Listing of Proposed Activities

13. Applicant's Name: City of Santee, Community Services Department

Priority Need: High

Project Title: City of Santee Community Services Department/Santee Review Newsletter

Project Description: Funds subsidize the costs to publish the City newsletter to publicize CDBG and HOME funded programs and activities and other programs benefiting lower and moderate income persons and persons with special needs

CPD Outcome Performance Measurement System:

Objective: N/A

Outcome: N/A

Indicators: N/A

Location: Community Services Department, Santee, California

Objective Number 4.2.4 (Program A-1)	IDIS Project ID 0012
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient City	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2006	Completion Date (mm/dd/yyyy) 06/30/2007
Performance Indicator Newsletters	Annual Units 4
Local ID 13	Units Upon Completion

Funding Sources:

CDBG	\$7,500
ESG	
HOME	
HOPWA	
Total Formula	\$7,500
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$7,500

The primary purpose of the project is to help:___ the Homeless ___Persons with HIV/AIDS
 ___Persons with Disabilities___ Public Housing Needs

Table 2
Fiscal Year 2006-07 Annual Action Plan Listing of Proposed Activities

14. Applicant's Name: Heartland Human Relations and Fair Housing Association

Priority Need: High

Project Title: Heartland Human Relations and Fair Housing Association/Fair Housing and Tenant-Landlord Mediation Service Program

Project Description: Funds to provide fair housing and tenant-landlord mediation services for Santee Residents

CPD Outcome Performance Measurement System:

Objective: Creating Suitable Living Environments

Outcome: Affordability for the purpose of providing decent affordable housing

Indicators: Assist 100 persons

Location: Services provided Santee-wide. Agency located at 1068 Broadway, Suite 221, El Cajon, California

Objective Number 4.2.4 (Program A-1)	IDIS Project ID 0013
HUD Matrix Code 21D	CDBG Citation 570.206
Type of Recipient Non-Profit	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2006	Completion Date (mm/dd/yyyy) 06/30/2007
Performance Indicator People	Annual Units 100
Local ID 14	Units Upon Completion

Funding Sources:

CDBG	\$8,645
ESG	
HOME	
HOPWA	
Total Formula	\$8,645
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$8,645

The primary purpose of the project is to help:___ the Homeless ___Persons with HIV/AIDS
 ___Persons with Disabilities___ Public Housing Needs

III. CITIZEN PARTICIPATION

This Action Plan is the result of comprehensive public outreach efforts. These efforts include solicitation of funding proposal through community mailings and notices, publications within the Santee Review a quarterly update for City news and activities mailed to all Santee households, two public hearings, and an opportunity for public review and a 30-day comment period.

Each year a Notice of Funding available is published in the local newspaper, mailed to all interested agencies and person, posted on the City website and published in the Santee Review. All eligible proposals are submitted to the City Council for funding consideration at two noticed public hearings. At the public hearings applications may speak in support of their proposals and the City Council may requests additional information from the applicants or staff. At the second public hearing, the City Council selects proposals for funding. Subsequently, a Notice of the Draft One-Year Action Plan with the approved activities (proposals) is published in the local newspaper with a 30-day review period.

The Annual Action Plan is considered and approved by the City Council during the strategy phase of plan development and during consideration of the recommended use of the funds. The City Council is expected to approve the fiscal year 2006-07 Annual Action Plan on May 10, 2006 for submittal to HUD by May 15, 2006.

Attached is the Proof of Publications. (not available in this form)

IV. 424 APPLICATION AND CERTIFICATIONS

The 424 signed Application and the required Certifications are found on the following pages.

(not available in this form)

MEETING DATE**May 10, 2006****AGENDA ITEM NO. 2A**

ITEM TITLE **A CONTINUED PUBLIC HEARING FOR A TENTATIVE MAP (TM05-07) AND CONDITIONAL USE PERMIT (P05-05) TO CONVERT THE 160-UNIT SUNRIDGE APARTMENT COMPLEX INTO CONDOMINIUMS AT 8729 GRAVES AVENUE IN THE R14 – MEDIUM-HIGH DENSITY RESIDENTIAL ZONE (MG PROPERTIES)**

DIRECTOR/DEPARTMENT Douglas Williford, Development Services

SUMMARY This item was originally heard at the October 26, 2005 City Council meeting. At that meeting, the City Council directed staff to consider a number of design and construction changes to the project and to return with recommendations. The Council further directed staff to wait until a general policy discussion regarding condominium conversions could occur before bringing this specific project back for a final decision.

On March 22, 2006, the City Council discussed a comprehensive condominium conversion policy, and:

- Directed staff and the City Attorney return with an ordinance to restrict condominium conversions based on the number of new apartments constructed. This ordinance will be brought before the City Council later this year.
- Discussed six design issues (architectural enhancements, fire sprinklers, separate utility meters, parking/density, relocation assistance, and inclusionary housing), as they pertain to the already submitted conversion projects and to condo conversions in general.
- Directed staff to bring the specific projects back with a discussion of the conditions of approval from the October 26, 2006 meeting and these six design issues.

The Sunridge condominium conversion is the only project that is now before the City Council for consideration. The Sunset Trails condominium conversion has been withdrawn by the applicant. Staff recommendations regarding the six design issues are discussed within the staff report. The two previous staff reports from October 26, 2005 and March 22, 2006 are also attached.

ENVIRONMENTAL REVIEW A Categorical Exemption from the California Environmental Quality Act (CEQA) applies because the project is the conversion of an existing apartment complex to condominiums (Section 15301 (k) of State CEQA Guidelines).

FINANCIAL STATEMENT Staff costs to process the Tentative Map (TM05-07) and Conditional Use Permit (P05-05) are paid by application fees of \$ 14,407.50.

RECOMMENDATION

1. Conduct and close the public hearing.
2. Approve Tentative Map TM05-07 and Conditional Use Permit P05-05 per the attached Resolutions

ATTACHMENTS (Listed Below)

Staff Report
October 26, 2005 Staff Report
February 22, 2006 Staff Report

Resolution for TM05-07
Resolution for P05-05
Notice of Exemption

Figures 1-4

**STAFF REPORT
TENTATIVE MAP TM05-07
CONDITIONAL USE PERMIT P05-05
SUNRIDGE
CITY COUNCIL MEETING
MAY 10, 2006**

Notice of the Public Hearing was published in East County Californian on **April 27, 2006** and mailed to adjoining owners of property within 300 feet of the request, and individual notices were mailed to each of the tenants of the affected project, and other interested parties were notified by U.S. Mail on **April 27, 2006**. Additionally, a copy of the staff report was hand delivered to each unit of the project on **May 5, 2006**.

A. BACKGROUND

The proposed project is a Tentative Map and Conditional Use Permit to convert the existing 160 unit Sunridge apartment complex at 8729 Graves Avenue to condominiums. The apartment complex consists of 144, 900 square-foot, two bedroom one bath units, and sixteen, 650 square-foot one bedroom, one bath units in 14 two-story buildings. There are 248 existing uncovered parking spaces, seven centrally located laundry facilities, two common swimming pools, and a tot lot in the complex.

B. ANALYSIS

October 2005 Conditions of Approval

The following project conditions were included in the Conditional Use Permit resolution proposed for adoption at the October 26, 2005 City Council Meeting.

Exterior Building Improvements:

1. Remove and replace all exterior brick veneer
2. Replace all existing composite shingle roofing with concrete tile or faux concrete tile roofing.
3. Replace existing windows with double pane windows.
4. Replace and repair all worn or damaged exterior wood, stucco, and metal surfaces.
5. Remove trellis structures from stairwells and replace with a new decorative feature.
6. Replace all light fixtures with new decorative light fixtures (proposed by applicant)

Interior Improvements:

Complete interior renovation of all units including such items as flooring, painting, kitchen and bath cabinetry and fixtures, appliances, countertops, ceiling fans, and light fixtures.

Common Area Improvements:

1. Construct a six foot high decorative masonry block wall along the north and south property lines of the project site.
2. Replace all air conditioning units with new units.
3. Pressure wash the brick wall at the project entry.
4. Replace existing air conditioning unit screening with new metal screening.
5. Enclose all trash bins with six-foot high block wall and metal gate, and trellis cover.
6. Repaint all retaining walls.
7. Repair concrete block retaining wall near Building 9.
8. Repair and replace cracking on the concrete sidewalk and broken slab near building 2.
9. Replace all common washers and dryers with new washers and dryers.
10. Replace all damaged water heaters and all heaters that are more than six months old with new water heaters.
11. Add or modify stairway handrails to comply with the Uniform Building Code.
12. Replace damaged stairways or retrofit as necessary to comply with current Uniform Building Code Requirements.
13. Replace all outdoors 15 and 20 amp receptacles with ground-fault circuit-interrupter protection.
14. Install draftstops separating the attics of each unit.
15. Replace all damaged fencing and repaint all existing fencing to remain.
16. Replace pool patio furniture and damaged concrete near westernmost pool.
17. Repair and repaint arbor at the westernmost pool.
18. Replace trellis arbor and benches at east pool.
19. Replace tree light fixtures.
20. Add new bark to the tot lot.
21. Renovate all pool area bathrooms.
22. Replace mailbox structure and mail boxes.
23. Repair all damaged curbs, and repaint fire lanes.
24. Replace all barbeques with new barbeques.
25. Add landscaping and a decorative shade structure at the common picnic/barbeque area.

Parking Improvements:

1. Install carports that are sufficient to cover 160 parking spaces (approximately 64 percent of 248 spaces).
2. Replace damaged wheel stops.
3. Repair, resurface, and restripe the parking lot.

Landscape and Irrigation:

1. Submit a landscape and irrigation plan for approval by the Department of Development Services.
2. Repair and replace the irrigation system where necessary.
3. Landscape all bare areas.
4. Add four additional trees to the parking lot.

Miscellaneous Conditions of Approval:

1. One month relocation assistance.
2. \$ 200.00 per unit (\$ 32,000) deposited to a homeowners' association fund.

Additional Design Issues

All conditions of approval from the October 26, 2006 City Council meeting are still recommended for adoption by the City Council. In reviewing the six additional design issues, staff completed a survey of several other cities within San Diego County (attached to the March 22nd staff report) and also conducted its own analysis of these issues.

Staff recommendation on these issues are as follows:

Architectural Enhancements – While no other jurisdiction in the survey specifically required improvements to architecture, several of them indicated they add conditions of approval to accomplish this anyway. Staff's recommendation in October included a certain level of architectural improvements to the existing buildings. Staff recommends adding the following architectural enhancements to the project:

- An architectural pop-out at the end of each building consisting of a false balcony, hip roof, and stone veneer (See figure 2).
- Entry roofs, false wrought iron balconies, and a trellis and louvered window over stairwells (See figure 3)
- Different color schemes for each section of each building.

In conjunction with the previously recommended exterior enhancements (new roofs, replaced brick siding, new windows, new exterior lighting, new paint, replace all damaged surfaces, replace trellises), these improvements would be more similar to new projects and represent a greater level of exterior improvements than what the City Council last saw with the current application.

Recommendation: Add architectural improvements listed above.

Relocation Assistance – Three (3) months rent for any resident remaining in the complex at the point the City approves the conversion. This represents the highest level of assistance now being considered anywhere in the region and given the average current rent levels in Santee for one and two bedroom apartments at about \$850\month, would result in a payment of over \$2500 to the renter.

Recommendation: Increase relocation assistance from one month to three months rent.

Fire Sprinklers – Require retro-fit for fire sprinklers in all units. Although this is not a requirement in other cities currently, staff believes that it is a valid policy for purposes of improving public safety in residential areas to require such upgrades with conversions. Every project will have a different cost for fire sprinkler retro-fits, however, based on our independent research, staff believes such retro-fits would cost between \$3,000 - \$5,000 per unit on average.

Recommendation: Require fire sprinklers.

Inclusionary Housing – While some cities either already require some inclusionary housing criteria or are currently considering it, the City Council has already given staff direction on this issue not to. Given that the City has an active Redevelopment program, which includes funding for low income housing, staff feels there is no reason to include this requirement with conversions.

Recommendation: Do not require inclusionary housing units.

Density / Parking – Do not require current standards for density and parking to be met, as this is not viewed as being necessary by staff and has proven in other communities to effectively prevent conversions. If it is the Council's policy decision not to allow conversions in the future, staff believes there are more effective and clear methods to accomplish that.

Recommendation: Do not required current density and parking standards to be met.

Separate Water Meters – Currently Santee requires all electrical and gas meters to be per individual unit, but not water meters. None of the jurisdictions surveyed required separate water meters. Staff believes that while separate water meters may be of some benefit to homeowners in condo conversions, the benefit would be minimal because average water usage per unit in one and two bedroom units doesn't normally vary much. In addition, all potential homeowners will know about the common water meters prior to moving in and they can make their own decision as to whether this is an important issue to them or not.

Recommendation: Do not require separate water meters.

B. SUMMARY

In summary, the attached Conditional Use Permit resolution includes both the original conditions of approval and new conditions that require additional architectural enhancements, fire sprinklers, and an increase in relocation assistance to three months.

C. STAFF RECOMMENDATION

1. Conduct and close the public hearing.
2. Approve Tentative Map TM05-07 and Conditional Use Permit P05-05 per the attached Resolutions.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA APPROVING THE APPLICATION OF M.G. PROPERTIES, INC. FOR
TENTATIVE MAP TM05-07 TO SUBDIVIDE A 5.447 GROSS ACRES INTO 160
RESIDENTIAL CONDOMINIUM UNITS AT 8729 GRAVES AVENUE (SUNRIDGE)
IN THE R-14 ZONE
APN: 384-142-03
(RELATED PROJECT NUMBER P05-05)**

WHEREAS, on October 8, 2005 M.G. Properties submitted a complete application for Tentative Map TM05-07 to subdivide 5.447 gross acres into 160 residential condominium units, concurrent with Conditional Use Permit P05-05 to convert 160 residential multi-family units into condominiums in the R-14 (Medium-High Density Residential) Zone, more particularly described in Exhibit A attached, and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for Tentative Map TM05-07 and Conditional Use Permit P05-05 that determined that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(k) of State CEQA Guidelines, and

WHEREAS, on October 26, 2005, the City Council held a duly advertised public hearing on Tentative Map TM05-07 and Conditional Use Permit P05-05 and continued the public hearing until after the City Council considered a Condominium Conversion Report to determine potential new restrictions on condominium conversions in the City of Santee; and

WHEREAS, on March 22, 2006, the City Council determined that this project is exempt from a restriction of condominium conversions based on apartment construction, as identified in the Condominium Conversion Report, because the application for this project was submitted prior to the adoption of the condominium conversion restriction; and

WHEREAS, the Director of Development Services scheduled Tentative Map TM05-07 and Conditional Use Permit P05-05 for public hearing on May 10, 2006; and

WHEREAS, on May 10, 2006 the City Council held a duly advertised public hearing on Tentative Map TM05-07 and Conditional Use Permit P05-05, and

WHEREAS, the City Council considered the Staff Report, and considered all recommendations by staff and public testimony.

NOW, THEREFORE, BE IT RESOLVED by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows:

SECTION 1: Tentative Map TM05-07 will not result in a significant adverse impact upon the environment and is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(k) of State CEQA Guidelines.

SECTION 2: The findings, in accordance with the State Subdivision Map Act (Government Code Section 66410 et. seq.) for Tentative Map TM05-07, are made as follows:

- A. The Tentative Map is consistent with the General Plan in that it proposes to convert existing 160 multi-family residential units into 160 condominium units on land that is designated for multifamily residential use.
- B. The design and improvements required of the proposed development are consistent with all Elements of the Santee General Plan as well as City Ordinances because all necessary services and facilities are currently available to serve this subdivision.
- C. The site is physically suitable for the type of development and the density proposed, in that the 160 multi-family residential units and parking exist.
- D. The discharge of sewage waste from the subdivision into the Padre Dam Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board specified by Government Code Section 66474.6.
- E. The design of the Tentative Map is not likely to cause serious public health problems as City water service is available to the property and conditions of approval for the project require certification that the applicant reserve sewer capacity and make payment of fees to insure adequate service to the new homes.
- F. The design of the Tentative Map or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project site is completely developed and no new construction is proposed.
- G. The design of the Tentative Map or the type of improvements do not conflict with any easement by the public at large, for access through, or use of property with the proposed subdivision as defined under Government Code Section 66474.
- H. The design of the subdivision has provided, to the extent feasible, for future passive or natural heating or cooling opportunities as defined under Section 66473.1 of the

State Subdivision Map Act.

- I. The effects of the subdivision on the housing need for the San Diego region have been considered and balanced against the public service needs of the City of Santee residents and available fiscal and environmental resources. The Tentative Map will create 160 new homeownership opportunities in Santee.
- J. All notification and information required by the Subdivision Map Act has been provided to tenants and prospective tenants of the project.

SECTION 3: The findings, in accordance with the City of Santee Subdivision Ordinance (section 16.20.020 of the Santee Municipal Code) Tentative Map TM05-07, are made as follows:

- A. The City of Santee has created 215 new lower income multi-family residential housing units which will offset the loss of affordable rental housing units that results from this condominium conversion project. Therefore, the conversion of the residential project is desirable and consistent with the goals and objectives of the
- B. Housing Element of the General Plan in that approval of the conversion will not result in a net loss of lower income multi-family residential housing stock in the City of Santee.
- C. The proposed conversion of apartments to condominiums is consistent with the goals and objectives of the General Plan because it is an existing multi-family residential development which is a permitted use in the R14 Medium High Density Residential General Plan Designation.
- D. The site and project are suitable for conversion because there is adequate parking, landscaping, interior dwelling unit square footage, and common recreation amenities. The project incorporates desirable features which create a pleasant, attractive environment for ownership living because the interiors of the units will be renovated, the exteriors will be enhanced by replacing the existing brick veneer, replacing the roof with a new concrete or faux concrete tile roof, the addition of carports, repaving and striping of the parking lot, and new landscape installation in areas without landscaping.
- E. The proposed development meets the intent and specific standards and criteria prescribed in all applicable sections of the Municipal Code, the Land Development Manual, and the Public Works Standards of the City of Santee except for those requirements that are waived or modified pursuant to Section 16.20.020.F.
- F. The proposed development meets the intent and specific standards and criteria of the Uniform Fire Code unless the requirements are waived or modified pursuant to Section 16.02.020.F.

SECTION 4: The condominium standards for conversion identified under Section 16.20.020.C. 1 for project density, parking standards, lot coverage, 10% landscape requirement for parking areas, 100 square feet of private open space per unit, 26 foot parking lot aisleway width, 15 foot minimum building separation requirement, as applicable to the R14 Medium High Density Residential zone because they would result in impractical or undesirable impacts on the project such as demolition of existing dwelling units and removal of parking spaces; are waived pursuant to the following findings.

- A. The waiver or modification does not compromise the health, safety or welfare of the buyers of the project of the general public because minimum fire safety and building code requirements will be satisfied;
- B. The waiver or modification is necessary because of special and unusual circumstances applicable to the building or property in that it would be necessary to demolish or relocate existing structures and eliminate parking spaces to meet minimum condominium conversion standards of the Zoning Ordinance;
- C. The waiver or modification does not compromise the quality of the project under consideration for home ownership because significant exterior and interior enhancements will be made to the project such as new roof materials, new air conditioning units, complete interior renovation, construction of new car ports, parking lot resurfacing and re-striping, new exterior perimeter block walls, and new exterior paint and brick veneer.

SECTION 5: Tentative Map TM05-07, dated May 1, 2006, and submitted by M.G. Properties, which will result in a subdivision of 5.447 gross acres into 160 residential condominium units at 8729 Graves Avenue within the R-14 General Plan Designation, is hereby approved, subject to the following conditions:

- A. The applicant shall obtain approval of Conditional Use Permit P05-05.
- B. Prior to approval of the Final Map, unless other timing is indicated, the subdivider shall complete the following, or have plans submitted and approved, agreements executed and securities posted:
 - 1. Following project approval the applicant shall schedule with the City project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction and implementation of the project conditions. The meeting shall be scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including the project architect, their design engineer and their landscape architect.

2. Obtain the basis of bearings for the Final Map from ROS 11252 and install street survey monumentation (SDRSD M-10) in accordance with San Diego Regional Standards and County mapping standards. All other monumentation shall be in accordance with the Santee Municipal Code and shall be to the satisfaction of the City Engineer.
3. Final Map submittal shall be made to the Department of Development Services Engineering Division. The first and last submittal of the map shall be made by appointment only with the City project engineer administering the map review. Submittal requirements are listed below. Incomplete submittals will not be accepted for plan check.

Please include the following with the first submittal:

- 1) Six sets of prints bound and stapled.
- 2) Two copies of a current preliminary title report (dated within six months of submittal date).
- 3) Two copies of all documents listed in the preliminary title report.
- 4) Two copies of all reference maps used to prepare the Final Map.
- 5) Two copies of closure calculations for the map.
- 6) Two copies of the Resolution of Approval for the map.
- 7) Map check fees.

Please include the following with the last submittal (signature submittal):

- 1) Previous submittal check prints.
 - 2) Two sets of prints bound and stapled.
 - 3) Two copies of the map in AutoCAD format on separate disk, CD or DVD for incorporation into the City GIS data base.
 - 4) Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal Water District if they are to sign the map.
 - 5) Copies of certified return receipts for all signature omission letters.
 - 6) Subdivision Guarantee.
4. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.

5. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer.

SECTION 6: The terms and conditions of the Tentative Map approval shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Tentative Map and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 7: The approval of the Tentative Map TM05-07 expires on May 10, 2009 at 5:00 p.m. The Final Map conforming to this conditionally approved Tentative Map TM05-07 shall be filed with the City Council in time so that City Council may approve the Final Map before this approval expires unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 17.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

SECTION 8: The applicant shall defend (with counsel of City's choice, subject to reasonable approval by the applicant) the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack, or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval, and further agrees to indemnify and hold harmless from all costs and expenses (including attorney's fees) associated with any such defense.

ADOPTED by the City Council of Santee, California, at a Regular Meeting held this 10th day of May, 2006 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

LINDA A. TROYAN, CITY CLERK

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA APPROVING THE APPLICATION OF M.G. PROPERTIES FOR
CONDITIONAL USE PERMIT P05-05 TO
CONVERT THE SUNRIDGE 160 MULTI-FAMILY RESIDENTIAL APARTMENT
COMPLEX INTO CONDOMINIUMS AT 8729 GRAVES AVENUE IN THE R-14 ZONE
APN: 384-142-03
(RELATED PROJECT NUMBER TM05-07)**

WHEREAS, on October 5, 2005 M.G. Properties submitted a complete application for Conditional Use Permit P05-05 to convert 160 multi-family residential apartment units into condominiums, and a commonly owned swimming pool and tot lot, concurrent with Tentative Map TM05-07 for the subdivision of 5.447 gross acres into 160 condominium units, located in the R-14 (Medium-High Density Residential) Zone; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for Conditional Use Permit P05-05 and Tentative Map TM05-07 that determined that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(k) of State CEQA Guidelines; and

WHEREAS, on October 26, 2005, the City Council held a duly advertised public hearing on Tentative Map TM05-07 and Conditional Use Permit P05-05 and continued the public hearing until after the City Council considered a Condominium Conversion Report to determine potential new restrictions on condominium conversions in the City of Santee; and

WHEREAS, on March 22, 2006, the City Council determined that this project is exempt from a restriction of condominium conversions based on apartment construction, as identified in the Condominium Conversion Report, because the application for this project was submitted prior to the adoption of the condominium conversion restriction; and

WHEREAS, the Director of Development Services scheduled Conditional Use Permit P05-05 and Tentative Map TM05-07 for public hearing on May 10, 2006; and

WHEREAS, on May 10, 2006 the City Council held a duly advertised public hearing on Conditional Use Permit P05-05 and Tentative Map TM05-07; and

WHEREAS, the City Council considered the Staff Report, and considered all recommendations by staff and public testimony.

NOW, THEREFORE, BE IT RESOLVED by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows:

SECTION 1: Conditional Use Permit P05-05 is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(k) of State CEQA Guidelines.

SECTION 2: The findings in accordance with Section 66020(c) of the State Government Code for Conditional Use Permit P05-05 are made as follows:

- A. The payment of development impact fees is not needed as a direct result of the proposed development to protect the public health, safety and welfare because the project is a conversion of an existing apartment project to condominium ownership.

SECTION 3: The findings in accordance with Section 17.06.030 of the Santee Municipal Code for Conditional Use Permit P05-05 are made as follows:

- A. That the proposed use in accord with the General Plan, the objectives of the Zoning Ordinance and the purposes of the R14 district except for those specifically waived pursuant to Section 16.20.020.F of the Santee Municipal Code. In addition the project is consistent with the General Plan Housing Element because the conversion of the existing residential development to common-interest units will provide opportunities for home ownership.
- B. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity because no additional demand on public services will result from conversion of apartments to condominiums and exterior improvements will be made to the project which will enhance its appearance to the surrounding community.
- C. That the proposed development, as conditioned, complies with each of the applicable provisions of the Zoning Code except for those specifically waived pursuant to Section 16.20.020.F of the Santee Municipal Code, and the Fire Code.

SECTION 4: The findings, in accordance with the City of Santee Subdivision Ordinance (section 16.20.020 of the Santee Municipal Code) Tentative Map TM05-07, are made as follows:

- A. The City of Santee has created 215 new lower income multi-family residential housing units which will offset the loss of 79 affordable rental housing units that results from this condominium conversion project. Therefore, the conversion of the residential project is desirable and consistent with the goals and objectives of the Housing Element of the General Plan in that approval of the conversion will not result in a net loss of lower income multi-family residential housing stock in the City of Santee.
- B. The proposed conversion of apartments to condominiums is consistent with the goals and objectives of the General Plan because it is an existing multi-family residential development which is a permitted use in the R14 Medium High Density Residential General Plan Designation.

C. The site and project are suitable for conversion because there is adequate parking, landscaping, interior dwelling unit square footage, and common recreation amenities. The project incorporates desirable features which create a pleasant, attractive environment for ownership living because the interiors of the units will be renovated, the exteriors will be enhanced by replacing the existing brick veneer, replacing the roof with a new concrete or faux concrete tile roof, the addition of carports, repaving and striping of the parking lot, and new landscape installation in areas without landscaping.

D. The proposed development meets the intent and specific standards and criteria prescribed in all applicable sections of the Municipal Code, the Land Development Manual, and the Public Works Standards of the City of Santee except for those requirements that are waived or modified pursuant to Section 16.20.020.F.

E. The proposed development meets the intent and specific standards and criteria of the Uniform Fire Code.

SECTION 5: The application for Conditional Use Permit P05-05 to convert a 160 unit apartment complex to condominiums at 8729 Graves Avenue is hereby approved, subject to the following conditions:

A. The applicant shall obtain approval of Tentative Map TM05-07.

B. All construction shall be to the satisfaction of the Director of Development Services, and in substantial conformance with the site plan and architectural elevations dated April 27, 2006 consisting of two (2) sheets, except as amended by the conditions contained herein.

C. Minor or Major Revisions to the Conditional Use Permit, such as changes to the building elevations, building layout or parking or landscaping design, shall be approved by the Director of Development Services, unless in the Director's judgment a Major Revision should be reviewed by the City Council.

D. Prior to obtaining a Building Permit to construct any buildings and structures subject to Conditional Use Permit P05-05, the applicant shall comply with the following conditions:

1. A Notice of Restrictions shall be recorded which discloses the conditions of Tentative Map TM05-07 and Conditional Use Permit P05-05 and existing zoning regulations to the future property owners. The form and content of said document shall be approved by the Director of Development Services.

2. Prior to the issuance of a building permit, property Covenants, Conditions, and Restrictions (C, C & R's) shall be submitted to the Department of Development Services for approval by the City Attorney and the Director of Development Services.

3. Submit revised site plan, floor plan, and elevation drawings that show the following to the satisfaction of the Director of Development Services:

Exterior Building Improvements:

- a. All exterior brick veneer shall be removed and replaced in the same locations with natural color brick veneer. A sample of the brick veneer shall be submitted to the Department of Development Services for review and approval.
- b. Replace existing roofing with brown or mottled brown concrete tile or faux concrete tile roofing unless such replacement roofing requires structural upgrades to the existing buildings to the satisfaction of the Director of Development Services. A sample of the proposed roofing material shall be submitted to the Director of Development Services for review and approval.
- c. Replace all existing windows with double pane windows.
- d. The plans shall show the replacement of all existing exterior light fixtures on buildings with new decorative light fixtures. All light fixtures shall be designed to reflect light downward, away from any road or street, and away from any adjoining premises, and otherwise conforming to the requirements of Title 17 of the Municipal Code.
- e. All exterior wood, stucco, and metal surfaces, including, but not limited to, shutters, trim, eave fascia boards, downspouts and rain gutters, that are damaged shall be repaired or replaced, and repainted to the satisfaction of the Director of Development Services. There shall be a minimum of two exterior color schemes. Each color scheme shall employ different colors and materials for each section a building (delineated by building offsets) and shall have a different roof tile color. A sample of paint and stucco colors shall be provided for review and approval by the Director of Development Services.
- f. Remove trellis structures from stairwells and replace with a new decorative feature.
- g. A two-story architectural "pop-out" feature at the end of each building including stone veneer, a false balcony and hip/shed roof.
- h. An entry roof over first floor doors adjacent to stairwells and a trellis feature above the first floor of the stairwell.
- i. False wrought iron balconies for second story windows adjacent to stairwells.

Common Area Improvements:

- j. A six foot high decorative masonry block wall on the north and south property lines. A sample of the color and pattern of the decorative wall shall provided be to the Department of Development Services for review and approval.
- k. All air conditioning units shall be replaced with new air conditioning units.
- l. All existing air conditioning unit screening shall be removed and replaced with metal screening that is painted to match the color of the buildings.
- m. Pressure wash the brick material of the entry sign monument and brick columns of the fence along Graves Avenue to eliminate any discoloration.
- n. All trash enclosures shall be enclosed with a six foot high block wall and metal gate, with a trellis cover.
- o. Repaint all retaining walls.
- p. Repair the concrete block retaining wall near Building 9.
- q. Cracking on the concrete sidewalk, and a broken piece of concrete slab by the catch basin near the entrance to the laundry room on the east side of Building 2.
- r. Replace all existing common washers and dryers with new washers and dryers.
- s. Replace all water heaters that are more than six months old as of the date of this resolution or otherwise damaged with new water heaters.
- t. Stairway handrails shall be added and/or modified to comply with the current edition of the Uniform Building Code as mandated by the state of California; Exception: Handrails located between thirty inches and thirty-four inches above the nosing of treads and landings installed in accordance with the code in effect at the time of construction may be allowed to remain.
- u. Any stairways requiring to be reconstructed due to dilapidation or other unsafe conditions shall be rebuilt to current Uniform Building Code requirements. Stairways that are in good condition may remain provided they comply with the code in effect at the time of their construction and they have a minimum run of nine inches and a maximum rise of eight inches and a minimum width of thirty inches.

- v. All 125-volt, single phase, 15 and 20-ampere receptacles installed in bathrooms, within six feet of a kitchen sink or outdoors where there is direct grade level access to a dwelling unit and to the receptacles shall have ground-fault circuit-interrupter protection.
- w. Draftstops complying with the Uniform Building Code as mandated by the state of California shall be installed above and in line with the walls separating individual dwelling units from each other and from other uses.
- x. Repair concrete damage at westernmost pool or cover with tile. Replace pool patio furniture with high quality, new furniture.
- y. Replace all rusted or damaged wood fencing with woodcrete and metal fencing with new metal fencing. Repaint all fencing.
- z. Repair and repaint arbor at west pool.
- aa. Replace trellis arbor and benches at east pool.
- bb. Replace tree light fixtures.
- cc. Repair all noticeable cracking, raised, or otherwise damaged sidewalks on the property.
- dd. Add new bark or padding to the tot lot.
- ee. Renovate all pool area bathrooms to include, but not limited to, repainting, removal and replacement of existing flooring with tile, replacement of bathroom fixtures, lighting, and base board molding.
- ff. Replace mail box structure and mail boxes.
- gg. Repair all damaged curbs, and repaint fire lanes.
- hh. Replace existing tile with new decorative tile, replace barbeques with high quality new barbeques, replace tables with new, high quality tables, and add landscaping and a decorative shade structure in the existing common barbeque/picnic area.

Interior Improvements:

- ii. Without limitation, all of the following shall be removed and replaced with high quality, new items, within the interiors of all units: all appliances, cabinets, countertops, light fixtures, ceiling fans, carpeting, linoleum, tile, painting, showers and bathtubs, fixtures. All two bedroom units shall have a washer and dryer.
- ii. A typical interior remodel plan shall be provided for review and approval

by the Director of Development Services. The plan shall include photographs and materials samples of all proposed interior renovations. All appliances and fixtures shall be energy conserving (e.g. reduced consumption shower heads, water conserving toilets, etc.).

- jj. Each unit shall be provided with cable television, internet, and telephone service in the living room and each bedroom.
- kk. Any damaged interior wall and ceiling surfaces shall be repaired or replaced with one-hour fire resistive construction.
- ll. All separation walls and floor ceiling assemblies between units shall provide an airborne sound insulation equal to that required to meet a sound transmission class (STC) of 50 (45 if field tested) and all separation floor-ceiling assemblies between separate units shall provide impact sound insulation equal to that required to meet an impact insulation class (IIC) of 50 (45 if field tested.), unless field test results are provided that demonstrate that the project is in accordance with Title 24, California Building Code, Appendix Chapter 35.
- mm. Smoke detectors shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. Smoke detectors shall derive their primary power from the building wiring and shall be equipped with a battery backup.

Parking Improvements:

- nn. Carports sufficient to provide covered parking for at least 160 parking spaces (64.5 percent of total parking). All 84 parking spaces in the two easternmost north-south oriented rows of parking shall be covered by carports. Thirty nine of the middle two north-south oriented rows or parking shall be covered by carports. Thirty-seven parking spaces in the north-south oriented row of parking that is the second row east of Graves Avenue shall be covered by carports. The carports shall have a flat roof design with support posts that are not wider than four inches and are placed on the striping between spaces. The design and location of the carports shall be reviewed and approved by the Director of Development Services.
 - oo. All damaged wheel stops shall be removed and replaced with new wheel stops.
 - pp. Complete necessary localized repairs/resurfacing to the parking lot and seal-coat and restripe the entire parking lot.
4. Landscape, Irrigation and Fencing Plans shall be combined into a single plan set, numbered sequentially, and be prepared in accordance with the requirements set forth herein.

The plans shall be submitted to the Department of Development Services Planning Division for review and acceptance. All plans shall be prepared at an engineering scale of 1" = 20'.

5. Fencing Plans shall be prepared in accordance with the following:
 - a. The fence plan shall show design, location and materials of all fencing and retaining walls to include:
 - 1) The exterior of all retaining walls facing a street shall be graffiti-proofed and color coordinated.
 - 2) All new masonry walls and retaining walls shall be constructed of decorative block.
 - 3) A six foot high decorative block wall on the north and south property line of the project site. A sample of the color and pattern of the block wall shall be submitted with the Landscape, Irrigation, and Fencing Plan.
 - 4) All wood fences, except for those on the perimeter of the project, shall be replaced with woodcrete fences.
6. Landscape Plans shall be prepared by a registered Landscape Architect, for acceptance by the Department of Development Services in accordance with the following:
 - a. The plans shall be consistent with Section 17.30.020-A of the Santee Zoning Ordinance.
 - b. All landscape areas where sod, groundcover, shrubs, and trees have either died, are unhealthy, or not thriving shall be planted with new plantings.
 - c. Irrigation systems shall be designed to minimize water usage.
 - d. All permanent irrigation shall be installed underground and shall be automatically controlled.
 - i. Landscaped areas that are planted with trees and/or shrubs, but are not also planted with groundcovers, shall provide a minimum of four inches of bark mulch on the soil surface.
 - ii. Add one tree each to the four landscape fingers at the western end of the two east west driveways.
 - iii. Examine entire irrigation system and replace and repair irrigation piping and sprinkler heads and drip system where necessary. Replant all bare landscape areas.

7. All CC&R's shall be submitted to Department of Development Services for approval by the City Attorney and the Director of Development Services and recorded prior to occupancy of any unit to ensure consistency with City codes and applicable project permits and approved plans. A recorded copy shall be provided to Department of Development Services prior to the occupancy of first residential unit. The provisions of the CC&R's shall include the following: A different color scheme for each of the four sections of each building.
 - a. The permittee and all persons, firms or corporations, owning the property subject to this subdivision map, their heirs, administrators, executors, successors, and assigns shall operate, maintain and repair the landscape areas as shown on the Final Map, site plan, and landscape plan in accordance with the approved CC&Rs primarily for the benefit of the residents of the subject development and shall continue to operate, maintain and repair said areas until such time as the operation and maintenance of said areas is assured by some public agency, district, corporation or legal entity approved by the City Council.
 - b. The maintenance and operation of the improvements shall be assured by the granting of an undivided interest in the subject landscape areas to the purchasers of each of the individual dwelling units in the subject development and inclusion in the deeds conveying said individual units such provisions as: covenants running with the land requiring the owners, their heirs, administrators, successors and assigns to participate in the cost of such maintenance and operation, and the creation of a legal entity right to assess all owners in the cost of the maintenance and of said facilities and capable of maintaining the improvements and said landscaping and walls, and for the participating of the owners of all dwelling units in the maintenance and enforcement of such provisions.
 - c. The statement that the City has the right, but not the obligation, to provide for the maintenance of all public interest landscape areas if the homeowner association fails to perform its maintenance obligation by the City, cost for such service shall become a lien upon the property and/or each lot, as appropriate.
 - d. Disclosure of assessments that may be levied against future property owners, such as street lighting districts, or other improvement district assessments.
 - e. A statement that the entitlements contain an approved Landscaping and Wall/Fence Plan pursuant to P05-05 and that revisions to the perimeter fence plan shall require approval from the Director of Development Services.
 - f. A Disclosure to homeowners to advise them that there will be noise created by traffic on State Route 67 and the future extension of State Route 52.

8. Should model units be desired, the applicant shall submit for and obtain approval of a Temporary Use Permit and comply with the requirements of Subsection 17.06.070 E.2 of the Santee Zoning Ordinance. The Temporary Use Permit must be obtained prior to the issuance of a Building Permit for the model home(s).
9. Each eligible tenant of a unit in an existing residential development being converted to a common interest subdivision shall be paid by the applicant the equivalent of three month's rent as relocation assistance. For the purpose of this section the term, "eligible tenant," shall be defined as a tenant residing at the Sunridge Apartment complex as of May 17, 2004. The payment of relocation assistance by the applicant shall occur on or before the owner of the development gives the 60 day notice to terminate tenancy.
10. Each of the tenants in an existing residential development shall be given notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or on terms more favorable to the tenant. This right shall run for a period of not less than ninety days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention to not exercise the right.
11. The subdivider shall deposit with the homeowners' association established fund, the sum of at least two hundred dollars (\$200.00) per unit. Said deposit shall be used solely and exclusively as a contingency fund for additional management or physical alterations as deemed necessary or desired by the homeowners' association.
12. The applicant shall submit a written statement of completion, certified by a licensed inspector, or preparer of the Physical Inventory Report, for those items/upgrades that did not require a building permit.
13. As part of the 180 day and 60 (or 30) day notice of intention to convert and to vacate, each tenant shall also be given written information that clearly states a representative and phone number for the property owner and for the City of Santee that they may contact.

14. All buildings are required to be retrofitted with approved automatic fire sprinkler systems installed by a licensed fire sprinkler contractor to the satisfaction of the Fire Department and the Director of Development Services. Separate plans are required to be submitted to the Fire Department for approval prior to installation. If the sprinkler systems have 100 heads or more, the automatic fire sprinkler systems are required to be monitored by an approved central station monitoring company. Contact the Fire Department for specific requirements for the automatic fire sprinkler systems. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation.

E. Prior to any occupancy or use of the premises pursuant to Conditional Use Permit P05-05, the following conditions shall be met:

1. Property Covenants, Conditions, and Restrictions (C, C & R's) shall be recorded at the Office of the San Diego County Recorder and a copy of the recorded CC&Rs shall be submitted to the Department of Development Services.
2. Complete construction of all improvements on-site and within the public right-of-way in accordance with the approved plans and to the satisfaction of the Director of Development Services.
3. Clearance for occupancy shall be obtained by signature on the final inspection approval form (Blue Card) from the Department of Development Services (Building Division, Engineering Division and Planning Division), and the Fire Department.
4. Submit to the City a landscape bond or similar guarantee in the amount equal to the cost of all new and replacement landscaping and irrigation that is privately maintained on the site to ensure growth and maintenance of all landscaping and irrigation improvements to the satisfaction of the Director of Development Services. The bond shall be held by the City for one (1) year from the date of occupancy or longer if landscaping has not been well established. The bond shall not be released if the slopes do not have 100 percent coverage pursuant to the Municipal Code.
5. Locate and install substantially where they are shown all features shown on the approved site plan, landscape plan, plot plan, and grading plan for fencing, landscaping, and irrigation in accordance with the approved plans and appropriate Santee Municipal Code Section.
6. Place all new utilities on-site underground to the satisfaction of the Director of Development Services.

7. Place building identification and/or addressing on the buildings and on an entry monument sign so as to be plainly visible from the street or access road. Color of identification and/or address shall contrast with the background to the satisfaction of the Fire Department.
 8. The applicant shall submit for approval of the Director of Development Services the form of public disclosure to homeowners to advise them that there will be noise and visual impacts created by traffic on SR-67 and the future extension of SR-52. The form shall be on brightly colored bond, 8.5 x 11-inch size and printed in bold letters with a minimum 18-point bold font.
 9. The applicant shall submit for approval of the Director of Development Services the form of public disclosure to homeowners to advise them that there will be additional traffic created by traffic on Graves Avenue as a result of the development of the Sky Ranch project. The form shall be on brightly colored bond, 8.5 x 11-inch size and printed in bold letters with a minimum 18-point bold font.
 10. The applicant shall submit for approval of the Director of Development Services the form of public disclosure to homeowners to advise them that the City of Santee has a First Time Home Buyer program and they may contact (619) 258-4100 extension 133 for additional information. The form shall be on brightly colored bond, 8.5 x 11-inch size and printed in bold letters with a minimum 18-point bold font.
 11. Applicant shall obtain Final Map approval and record the Final Map. Once recorded, the applicant shall within thirty days of recordation, provide one mylar copy of the recorded map to the Department of Development Services Engineering Division together with three printed copies of the map for the City's permanent record. The prints and mylar shall be in accordance with City standards.
 12. Each condominium unit shall have fire sprinklers to the satisfaction of the Fire Department and the Director of Development Services
- F. Upon certification by the Director of Development Services for occupancy or establishment of the use allowed by Conditional Use Permit P05-05, the following conditions shall apply:
1. All required landscaping shall be adequately watered and well maintained in a healthy and thriving condition, free from weeds, trash, and debris.
 2. The structures, common areas, driveways and walls/fencing shall be well maintained.
 3. All groundcover installed pursuant to an approved landscape plan shall

provide 100 percent coverage within 9 months of planting or additional landscaping, to be approved by the Director, shall be required in order to meet this standard.

4. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to the requirements of Title 17 of the Santee Municipal Code.
5. The developer shall provide each property owner with information on the City refuse franchise.
6. Smoke detectors shall be required in all dwelling units per Municipal Code.

SECTION 6: The terms and conditions of this Conditional Use Permit approval shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Conditional Use Permit and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 7: The applicant shall defend (with counsel of City's choice, subject to reasonable approval by the applicant) the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack, or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval, and further agrees to indemnify and hold harmless from all costs and expenses (including attorney's fees) associated with any such defense.

SECTION 8: This Conditional Use Permit expires on May 10, 2009 except where substantial construction has commenced prior to its expiration. If construction of the development has not commenced within the three-year period, said expiration date may be extended pursuant to a request for time extension received 60 days prior to the original expiration date. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 17.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

ADOPTED by the City Council of Santee, California, at a Regular Meeting held this 10th day of May, 2006 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

LINDA A. TROYAN, CITY CLERK